



## Minutes

### Planning and Development Committee The Corporation of the City of Brampton

**Monday, January 17, 2022**

- Members Present:      Regional Councillor M. Medeiros - Wards 3 and 4  
                                 Regional Councillor P. Fortini - Wards 7 and 8  
                                 Regional Councillor R. Santos - Wards 1 and 5  
                                 Regional Councillor P. Vicente - Wards 1 and 5  
                                 City Councillor D. Whillans - Wards 2 and 6  
                                 Regional Councillor M. Palleschi - Wards 2 and 6  
                                 City Councillor J. Bowman - Wards 3 and 4  
                                 City Councillor C. Williams - Wards 7 and 8  
                                 City Councillor H. Singh - Wards 9 and 10
- Members Absent:      Regional Councillor G. Dhillon - Wards 9 and 10 (personal)
- Staff Present:          David Barrick, Chief Administrative Officer  
                                 Richard Forward, Commissioner Planning and Development Services  
                                 Allan Parsons, Director, Development Services, Planning, Building and Economic Development  
                                 Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development  
                                 Jeffrey Humble, Manager, Policy Planning  
                                 Steve Ganesh, Manager, Planning Building and Economic Development  
                                 David Vanderberg, Manager, Planning Building and Economic Development  
                                 Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development  
                                 Sameer Akhtar, City Solicitor  
                                 Peter Fay, City Clerk  
                                 Charlotte Gravlev, Deputy City Clerk  
                                 Richa Ajitkumar, Acting Legislative Coordinator

**1. Call to Order**

Note: In consideration of the current COVID-19 public health orders prohibiting large public gatherings of people and requirements for physical distancing between persons, in-person attendance at this Planning and Development Committee meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m. and adjourned at 8:32 p.m.

As this meeting of the Planning and Development Committee was conducted with electronic 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: Councillor Santos, Councillor Vicente, Councillor Whillans, Councillor Palleschi, Councillor Bowman, Councillor Medeiros, Councillor Fortini, Councillor Williams and Councillor Singh

Members absent during roll call: Councillor Dhillon (personal)

**2. Approval of Agenda**

**PDC001-2022**

That the Agenda for the Planning and Development Committee Meeting of January 17, 2022, be approved as amended as follows:

To add:

6.4. Delegation from Sylvia Roberts, Brampton resident, re: Item 5.1 – **Proposal to Amend the Official Plan, Amend the Zoning By-law and Draft Plan of Subdivision, Senwood Developments Inc. – Candevcon Limited, 10159 The Gore Road - File: OZS-2021-0038 & 21T-21015B**

Carried

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

Nil

**4. Consent Motion**

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed 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, 11.1 and 11.2)

The following motion was considered:

A recorded vote was requested and the motion carried as follows

**PDC002-2022**

That the following items to the Planning and Development Committee Meeting of January 17, 2022, be approved as part of Consent:

(7.1, 8.1, 11.1 and 11.2)

A recorded vote was requested and the motion carried as follows:

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Vicente, Regional Councillor Santos, Regional Councillor Palleschi, City Councillor Whillans, City Councillor Bowman, City Councillor Williams and City Councillor Singh

Nay (0): nil

Absent (1): Regional Councillor Dhillon

Carried (9-0-1)

Carried

**5. Statutory Public Meeting Reports**

- 5.1 Staff report re: Proposal to Amend the Official Plan, Amend the Zoning By-law and Draft Plan of Subdivision, Senwood Developments Inc. – Candevcon Limited, 10159 The Gore Road - File: OZS-2021-0038 & 21T-21015B

Mark Michniak, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, concept plan, public notice, current planning document status, items under review, next steps and contact information.

Sylvia Roberts, Brampton Resident, addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject

application. Note: added as a delegate under approval of agenda - Recommendation PDC001-2022.

Committee consideration of the matter included questions of clarification with respect to sustainability metrics and design standards.

The following motion was considered:

**PDC003-2022**

1. That the staff report re: **Proposal to Amend the Official Plan, Amend the Zoning By-law and Draft Plan of Subdivision, Senwood Developments Inc. – Candevcon Limited, 10159 The Gore Road, North of Castlemore Road between the Gore Road and Clarkway Drive, Ward 10 - File: OZS-2021-0038 and 21T-21015B**, to the Planning and Development Committee Meeting of January 17, 2022 be received;

2. That Planning, Building, and Economic Development 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 proposal and a comprehensive evaluation of the proposal;

3. That the delegation from Sylvia Roberts, Brampton Resident, dated January 17, 2022, re: Proposal to Amend the Official Plan, Amend the Zoning By-law and Draft Plan of Subdivision, Senwood Developments Inc. – Candevcon Limited, 10159 The Gore Road, North of Castlemore Road between the Gore Road and Clarkway Drive, Ward 10 - File: OZS-2021-0038 and 21T-21015B, to the Planning and Development Committee Meeting of January 17, 2022 be received; and,

4. That the correspondence from Apoorav Soni, Brampton Resident, dated January 10, 2022 re: Proposal to Amend the Official Plan, Amend the Zoning By-law and Draft Plan of Subdivision, Senwood Developments Inc. – Candevcon Limited, 10159 The Gore Road, North of Castlemore Road between the Gore Road and Clarkway Drive, Ward 10 - File: OZS-2021-0038 and 21T-21015B, to the Planning and Development Committee Meeting of January 17, 2022, be received.

Carried

- 5.2 Staff report re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, 10365 Gore Developments Limited. - Glen Schnarr & Associates Inc. - File: OZS-2021-0039

Andrew Ramsammy, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

P. Fay, City Clerk, confirmed that no pre-registered delegations or correspondence was received for this item.

Staff responded to a question from Committee with respect to sustainability metrics.

The following motion was considered:

**PDC004-2022**

1. That the staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision, 10365 Gore Developments Limited. - Glen Schnarr & Associates Inc., North of Castlemore Road, East side of The Gore Road, Ward 10 - File: OZS-2021-0039**, to the Planning and Development Committee Meeting of January 17, 2022 be received; and,
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.

Carried

- 5.3 Staff report re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, Gore Creek Estates Inc. - Glen Schnarr & Associates Inc. - File: OZS-2021-0041

Andrew Ramsammy, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

P. Fay, City Clerk, confirmed that no pre-registered delegations or correspondence was received for this item.

Staff responded to questions from Committee with respect to sustainability metrics.

The following motion was considered:

**PDC005-2022**

1. That the staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision, Gore Creek Estates Inc. - Glen Schnarr & Associates Inc., 10263 The Gore Road, Ward 10 - File: OZS-2021-0041**, to the Planning and Development Committee Meeting of January 17, 2022 be received; and,
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 proposal and a comprehensive evaluation of the proposal.

Carried

- 5.4 Staff report re: Application to Amend the Official Plan and Zoning By-law, and Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – Argo TFP Brampton Limited and Argo TFP Brampton II Limited - File: OZS-2021-0052

Carmen Caruso, Central Area Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

Item 11.5 was brought forward at this time.

The following motion was considered:

**PDC006-2022**

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, and Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – Argo TFP Brampton Limited and Argo TFP Brampton II Limited, 10124 and 10244 Mississauga Road, Ward 6 - File: OZS-2021-0052**, to the Planning and Development Committee Meeting of January 17, 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; and,
3. That the correspondence from John Corbett, President, Corbett Land Strategies Inc., dated January 11, 2022 re: Application to Amend the Official

Plan and Zoning By-law, and Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – Argo TFP Brampton Limited and Argo TFP Brampton II Limited, 10124 and 10244 Mississauga Road, Ward 6 - File: OZS-2021-0052, to the Planning and Development Committee Meeting of January 17, 2022, be received.

Carried

5.5 Staff report re: Application for a Temporary Use Zoning By-law Amendment, Darzi Holdings Inc. – Blackthorn Development Corp.- File: OZS-2021-0059

Mark Michniak, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

P. Fay, City Clerk, confirmed that there were no pre-registered delegations for this item.

Item 11.3 was brought forward at this time.

The following motion was considered:

**PDC007-2022**

1. That the staff report re: **Application for a Temporary Use Zoning By-law Amendment, Darzi Holdings Inc. – Blackthorn Development Corp., 5556 Countryside Drive, Ward 10 - File: OZS-2021-0059**, to the Planning and Development Committee Meeting of January 17, 2022 be received; and
2. That Planning, Building, and Economic Development 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 for a Temporary Use Zoning By-law Amendment, Darzi Holdings Inc. – Blackthorn Development Corp., 5556 Countryside Drive, Ward 10 - File: OZS-2021-0059, to the Planning and Development Committee Meeting of January 17, 2022 be received.

1. Mary Di Biase, Brampton Resident, dated January 8, 2022

2. Giuseppe and Nadia Arlotto, Brampton Residents, dated January 10, 2022

Carried

**6. Public Delegations (5 minutes maximum)**

- 6.1 Possible Delegation: Site Specific Amendment to Sign By-law 399-2002, as amended, SmartStop SelfStorage, 24 Vodden Street

**Dealt with under Item 7.2 - Recommendation PDC009-2022**

- 6.2 Delegation re: Minutes - Brampton Heritage Board - November 16, 2021 - HB058-2021

**Dealt with under Item 10.1 - Recommendation PDC012-2022**

- 6.3 Delegation re: Application to Amend the Official Plan and Zoning By-law, Habitat for Humanity Greater Toronto Area – Glen Schnarr and Associates Inc. - File: OZS-2021-0025

**Dealt with under Item 7.3 - Recommendation PDC010-2022**

**7. Staff Presentations and Planning Reports**

- 7.1 ^Staff report re: Application to Amend the Zoning By-law, Glen Schnarr & Associates Inc. – 2149014 Ontario Inc.- File:C05W04.006

**PDC008-2022**

1. That the staff report re: **Application to Amend the Zoning By-law, Glen Schnarr & Associates Inc. – 2149014 Ontario Inc., 8645 Heritage Road, Ward 6 - File:C05W04.006**, to the Planning and Development Committee Meeting of January 17, 2022, be received;

2. That the approval of the Zoning By-law Amendment application submitted by 2149014 Ontario Inc., be reconfirmed, 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 the Planning Recommendation Report dated December 29, 2014; and

3. That the amendment to the Zoning By-law, generally in accordance with the attached Appendix 10 to the report be adopted.

Carried

- 7.2 Site Specific Amendment to the Sign By-law 399-2002, as amended, SmartStop Self Storage, 24 Vodden Street – Ward 1

*Notice regarding this matter was published on the City's website on January 5, 2022*

Peter Fay, City Clerk, noted that there were no delegations for this item.

The following motion was considered:

**PDC009-2022**

1. That the staff report re: **Site Specific Amendment to Sign By-Law 399-2002, SmartStop Self Storage, 24 Vodden Street East – Ward 1**, to the Planning and Development Committee Meeting of January 17, 2022 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

- 7.3 Staff report re: Application to Amend the Official Plan and Zoning By-law, Habitat for Humanity Greater Toronto Area – Glen Schnarr and Associates Inc. - File: OZS-2021-0025

Item 6.3 and 11.6 were brought forward at this time.

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

1. Revanth Thakkellapati, Brampton Resident
2. Bruce McCall-Richmond, Associate, Land Use Planner, Glen Schnarr & Associates Inc.
3. Jignesh Mistry, Brampton Resident, January 17, 2022 - not present

Councillor Singh noted his opposition to the subject application.

The following motion was considered:

**PDC010-2022**

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Habitat for Humanity Greater Toronto Area – Glen Schnarr and Associates Inc., 1524 Countryside Drive, Ward 9 - File: OZS-2021-0025**, to the Planning and Development Committee Meeting of January 17, 2022 be received;

2. That the Official Plan Amendment and Zoning By-law Amendment application submitted by Glen Schnarr and Associates Inc. on behalf of Habitat for Humanity Greater Toronto Area, Ward 9, File: OZS-2021-0025 be approved, on the basis it represents good planning, including consistency 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 reasons set out in this Recommendation Report;

3. That the amendments to the Zoning By-law, generally in accordance with Appendix 9 of the report, be adopted;

4. That the amendments to the Official Plan, generally in accordance with Appendix 10 of the report, be adopted;

5. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Habitat for Humanity Greater Toronto Area – Glen Schnarr and Associates Inc., 1524 Countryside Drive, Ward 9 - File: OZS-2021-0025, to the Planning and Development Committee Meeting of January 17, 2022 be received;

1. Revanth Thakkellapati, Brampton Resident, dated January 14, 2022

2. Bruce McCall-Richmond, Associate, Land Use Planner, Glen Schnarr & Associates Inc., dated January 14, 2022

6. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Habitat for Humanity Greater Toronto Area – Glen Schnarr and Associates Inc., 1524 Countryside Drive, Ward 9 - File: OZS-2021-0025, to the Planning and Development Committee Meeting of January 17, 2022 be received;

1. Revanth Thakkellapati, Brampton Resident, dated January 14, 2022

2. Shannon Ray, Brampton Resident, dated January 16, 2022

A recorded vote was requested and the motion carried as follows:

Yea (8): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Vicente, Regional Councillor Santos, Regional Councillor Palleschi, City Councillor Whillans, City Councillor Bowman and City Councillor Williams

Nay (1): City Councillor Singh

Absent (1): Regional Councillor Dhillon

Carried (8-1-1)

8. **Committee Minutes**

8.1 ^Minutes - Cycling Advisory Committee - December 14, 2021

**PDC011-2022**

That the **Minutes of Brampton Cycle Advisory Committee Meeting of December 14, 2021**, Recommendations CYC032-2021, CYC033-2021 and CYC035-2021 to CYC041-2021 to the Planning and Development Committee Meeting of January 17, 2022, be approved, as published and circulated.

The recommendations were approved as follows:

**CYC032-2021**

That the agenda for the Cycling Advisory Committee Meeting of December 14, 2021, be approved, as published and circulated.

**CYC033-2021**

That the presentation from Nelson Cadete, Project Manager, Active Transportation, Planning, Building and Economic Development, to the Cycling Advisory Committee of December 14, 2021 re: **The Main Street Extension Study** be received.

CYC034-2021 - This number was not assigned.

**CYC035-2021**

The following motion was considered.

That **Pauline Thornham and Lisa Stokes** be appointed Co-Chairs of the Cycling Advisory Committee to commence at the next Cycling Advisory Committee meeting on Thursday, February 17, 2022.

**CYC036-2021**

1. That the **Cycling Advisory Committee Sub-Committee Minutes of November 16, 2021**, to the Cycling Advisory Committee Meeting of December 14, 2021, be received.

**CYC037-2021**

That the **resignation of Kevin Montgomery, Citizen Member**, to the Cycling Advisory Committee Meeting of December 14, 2021, be received.

#### **CYC038-2021**

1. That the verbal update from Lisa Stokes, Citizen Member, to the Cycling Advisory Committee meeting of December 14, 2021, re: **The 2022 Community Ride Program**, be received; and,
2. That the a subcommittee be established to undertake the planning of the 2022 Community Rides Program comprising of the following members: Barry Lavelle, Stephen Laidlaw, Dayle Laing, Alina Grzejszczak, Lisa Stokes.

#### **CYC039-2021**

1. That the verbal update from Nelson Cadete, Project Manger, Active Transportation, Planning, Building and Economic Development, re: **BCAC Representation on the Bike the Creek Planning Committee**, be received; and,
2. That the following Committee Member be selected to be a representative on the **Bike the Creek Planning Committee**.
  1. Pauline Thornham.

#### **CYC040-2021**

That the correspondence from Dayle Laing, Citizen Member, to the Cycling Advisory Committee Meeting of December 14, 2021, re: An Open Letter to Mayor Brown and Members of Brampton Council regarding Grow Green Initiatives, be received.

#### **CYC041-2021**

That the Cycling Advisory Committee do now adjourn to meet again on Thursday, February 17, 2022 at 7:00 p.m. or at the call of the Chair

Carried

#### **9. Other Business/New Business**

#### **10. Referred/Deferred Matters**

##### **10.1 Minutes - Brampton Heritage Board - November 16, 2021 - HB058-2021**

Enzo Bertucci, Director of Land Development, Branthaven Creditview Inc. expressed his thoughts and concerns with respect to this matter.

In response to the Committee, Mr. Betucci agreed to work with the City staff to indicate heritage significance based on the results of whether the Trimble House is original or not.

Committee consensus of the motion included to refer Recommendation HB058-2021 to the Brampton Heritage Board Committee meeting on February 15, 2022, with a request for staff to investigate whether the structure identified is the original Trimble House.

The following motion was considered:

#### **PDC012-2022**

1. That the delegation from Enzo Bertucci, Director of Land Development, Branthaven Creditview Inc. re: HB058-2021, be received; and
2. That Recommendation HB058-2021, as follows, be **referred** to the Brampton Heritage Board Committee meeting of February 15, 2022, with a request for staff to attempt to determine whether the structure identified is the original Trimble House.

#### **HB058-2021**

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated November 4, 2021, to the Brampton Heritage Board Meeting of November 16, 2021, re: **Heritage Impact Assessment, 8940 Creditview Road, Part of Lot 5, Concession 4 West of Center Road, Chinguacousy Township, Now City of Brampton, Regional Municipality of Peel dated November 2, 2021** be received; and
2. That the following recommendations as per the Heritage Impact Assessment by Parslow Heritage Consultancy Inc. be followed:
  1. While in situ retention is always preferable it is not always the most viable or practical option to ensure the retention of heritage resources. To facilitate the retention and preservation of the Edwin Trimble House while allowing for the continued development of the area it is recommended that Edwin Trimble House be relocated to proposed lot 59 or 60 of the proposed development plan (Appendix B). Relocation of the house should include:
    1. Continued visibility from Creditview Road and George Brown Drive; development should not be permitted that would obstruct the view of Edwin Trimble House.

2. Any alterations to the Edwin Trimble House should be limited to the rear of the structure.
- Setbacks should be maintained that preserve the aesthetic of the residence.
    1. New construction adjacent to the Edwin Trimble House should not exceed the current elevation of the extant structure.
    2. The establishment of a heritage easement should be discussed with the City of Brampton to ensure the ongoing retention of Edwin Trimble House.
    3. Designation under Part IV of the *Ontario Heritage Act* should be considered.
  - Edwin Trimble house shall be subject to structural assessment by a qualified structural engineer familiar with heritage structures
  - Prior to undertaking any action, a conservation and adaptive reuse plan should be developed.
    1. In addition to the retention of Edwin Trimble House, development of the Subject Property should attempt to retain the mature pine trees that delineate the northeast limit of the property. These trees contribute to the Creditview Road Corridor CHL. If possible, Edwin Trimble House and the pine trees should be maintained together on a single lot.

A recorded vote was requested and the motion carried as follows:

Yea (8): Regional Councillor Santos, Regional Councillor Vicente , Regional Councillor Palleschi, Regional Councillor Medeiros, Regional Councillor Fortini, City Councillor Whillans, City Councillor Bowman and City Councillor Williams

Nay (1): City Councillor Singh

Absent (1): Regional Councillor Dhillon

Carried

(8-1-1)

## **11. Correspondence**

- 11.1 ^Correspondence from Jordyn Lavecchia, Deputy Clerk, Town of Caledon, dated December 16, 2021, re: Proposed Settlement Area Boundary Expansion Concept for Region of Peel Plan and Region of Peel 2051 Official Plan Comments

## **PDC013-2022**

That the correspondence from Jordyn Lavecchia, Deputy Clerk, Town of Caledon, dated December 16, 2021, re: **Proposed Settlement Area Boundary Expansion Concept for Region of Peel Plan and Region of Peel 2051 Official Plan Comments**, be received.

Carried

- 11.2 ^Correspondence re: GTA West Highway Resolution

## **PDC014-2022**

That the following correspondence re: **GTA West Highway Resolution**, to the Planning and Development Committee Meeting of January 17, 2022 be received.

1. Tamara Chipperfield, Corporate Secretariat, Credit Valley Conservation, dated December 22, 2021
2. Todd Coles, City Clerk, City of Vaughan, dated December 22, 2021

Carried

- 11.3 Correspondence re: Application for a Temporary Use Zoning By-law Amendment, Darzi Holdings Inc. – Blackthorn Development Corp.- File: OZS-2021-0059

## **Dealt with under Item 5.5 - Recommendation PDC007-2022**

- 11.4 Correspondence re: Proposal to Amend the Official Plan, Amend the Zoning By-law and Draft Plan of Subdivision, Senwood Developments Inc. – Candevcon Limited, 10159 The Gore Road - File: OZS-2021-0038 & 21T-21015B

## **Dealt with under Item 5.1 - Recommendation PDC003-2022**

- 11.5 Correspondence re: Application to Amend the Official Plan and Zoning By-law, and Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – Argo TFP Brampton Limited and Argo TFP Brampton II Limited - File: OZS-2021-0052

## **Dealt with under Item 5.4 - Recommendation PDC006-2022**

- 11.6 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Habitat for Humanity Greater Toronto Area – Glen Schnarr and Associates Inc. - File: OZS-2021-0025

## **Dealt with under Item 7.3 - Recommendation PDC010-2022**

**12. Councillor Question Period**

**13. Public Question Period**

Allan Parsons, Director, Development Services, responded to a question from Viral Chauhan, Brampton Resident regarding relocation of the garbage bins in one of the proposals considered earlier in the meeting.

**14. Closed Session**

Nil

**15. Adjournment**

The following motion was considered:

**PDC015-2022**

That Planning and Development Committee do now adjourn to meet again on Monday, January 31, 2022, at 7:00 p.m., or at the call of the Chair.

Carried

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Regional Councillor M. Medeiros, Chair



## Minutes

### Planning and Development Committee The Corporation of the City of Brampton

**Monday, January 31, 2022**

- Members Present:
- Regional Councillor M. Medeiros - Wards 3 and 4
  - Regional Councillor R. Santos - Wards 1 and 5
  - Regional Councillor P. Vicente - Wards 1 and 5
  - Regional Councillor M. Palleschi - Wards 2 and 6
  - City Councillor D. Whillans - Wards 2 and 6
  - City Councillor J. Bowman - Wards 3 and 4
  - Regional Councillor P. Fortini - Wards 7 and 8
  - City Councillor C. Williams - Wards 7 and 8
  - City Councillor H. Singh - Wards 9 and 10
  - Regional Councillor G. Dhillon - Wards 9 and 10 (joined the meeting at 7:46 p.m.)
- Staff Present:
- David Barrick, Chief Administrative Officer
  - Richard Forward, Commissioner Planning and Development Services
  - Allan Parsons, Director, Development Services, Planning, Building and Economic Development
  - Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
  - Jeffrey Humble, Manager, Policy Planning
  - Steve Ganesh, Manager, Planning Building and Economic Development
  - David Vanderberg, Manager, Planning Building and Economic Development
  - Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development
  - Sameer Akhtar, City Solicitor
  - Carmen Caruso, Central Area Planner, Planning, Building and Economic Development
  - Angelo Ambrico, Development Planner, Planning, Building and Economic Development

Alex Sepe, Development Planner, Planning, Building and  
Economic Development  
Alex Sepe, Development Planner, Planning, Building and  
Economic Development  
Peter Fay, City Clerk  
Charlotte Gravlev, Deputy City Clerk  
Richa Ajitkumar, Acting Legislative Coordinator

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**1. Call to Order**

Note: In consideration of the current COVID-19 public health orders prohibiting large public gatherings of people and requirements for physical distancing between persons, in-person attendance at this Planning and Development Committee meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m. and adjourned at 9:15 p.m.

As this meeting of the Planning and Development Committee was conducted with electronic 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 Santos, Regional Councillor Vicente, Regional Councillor Palleschi, City Councillor Whillans, Regional Councillor Medeiros, City Councillor Bowman, Regional Councillor Fortini, City Councillor Williams and City Councillor Singh

Members absent during roll call: Regional Councillor Dhillon

Regional Councillor Dhillon joined the meeting at 7:46 p.m.(personal)

**2. Approval of Agenda**

The following motion was considered:

**PDC016-2022**

That the Agenda for the Planning and Development Committee Meeting of January 31, 2022, be approved as amended as follows:

To add:

5.1. Delegation from Sylvia Roberts, Brampton resident, re: **Item 5.1 - Application to Amend the Zoning By-law, Malone Given Parsons Ltd. – Greenwin Corp./Sweeny Holdings Ltd., Ward 1 - OZS-2021-0053**

5.4. Delegation from Sylvia Roberts, Brampton resident, re: **Item 5.4 - Application to Amend the Official Plan and Zoning By-Law, nArchitecture C/O Aurowal Developments Co., Ward 10 - File: OZS-2021-0049**

Carried

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

City Councillor Singh declared a conflict of interest with respect to item 5.4 as his family member manages a gas station nearby.

**4. Consent Motion**

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed 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 and 8.1)

The following motion was considered:

**PDC017-2022**

That the following items to the Planning and Development Committee Meeting of January 31, 2022, be approved as part of Consent:

(7.1 and 8.1)

A recorded vote was requested and the motion carried as follows:

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Vicente, Regional Councillor Santos, Regional Councillor Palleschi, City Councillor Whillans, City Councillor Bowman, City Councillor Williams and City Councillor Singh

Nay (0): nil

Absent (1): Regional Councillor Dhillon

Carried (9-0-1)

Carried

## 5. **Statutory Public Meeting Reports**

### 5.1 Staff report re: Application to Amend the Zoning By-law, Malone Given Parsons Ltd. – Greenwin Corp./Sweeny Holdings Ltd., Ward 1 - OZS-2021-0053

Carmen Caruso, Central Area Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, concept plan, public notice, current planning document status, items under review, next steps and contact information.

Items 6.3 and 11.1 were brought forward at this time.

Dermot Sweeny, Founding Principal, Sweeny&Co, presented an overview of the application that included proposed site plan, street view and stakeholder engagement process.

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

1. Maria Manni, Brampton Resident, via pre-recorded audio
2. Peter Bailey, Brampton Resident
3. Richard Dusk, Sales Representative, iProRealty
4. Gary Branning, Brampton Resident, via pre-recorded video
5. Darren Sims, Brampton Resident
6. Sylvia Roberts, Brampton Resident, Note: added as a delegate under approval of agenda - Recommendation PDC016-2022
7. Alfred Shin, Brampton Resident, Note: Due to connectivity problems, Mr. Shin asked questions regarding the application under item 13 during public question period.

The following motion was considered:

### **PDC018-2022**

1. That the staff report re: **Application to Amend the Zoning By-law, Malone Given Parsons Ltd. – Greenwin Corp./Sweeny Holdings Ltd., 31-33 George**

**Street and 18-28 Elizabeth Street North, Ward 1 - File: OZS-2021-0053**, to the Planning and Development Committee Meeting of January 31, 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, Malone Given Parsons Ltd. – Greenwin Corp./Sweeny Holdings Ltd., 31-33 George Street and 18-28 Elizabeth Street North, Ward 1 - File: OZS-2021-0053, to the Planning and Development Committee Meeting of January 31, 2022, be received;

1. Dermot Sweeny, Founding Principal, Sweeny&Co
2. Maria Manni, Brampton Resident, via pre-recorded audio
3. Peter Bailey, Brampton Resident
4. Richard Dusk, Sales Representative, iProRealty
5. Gary Branning, Brampton Resident, via pre-recorded video
6. Darren Sims, Brampton Resident
7. Sylvia Roberts, Brampton Resident

4. That the following correspondence re: **Application to Amend the Zoning By-law, Malone Given Parsons Ltd. – Greenwin Corp./Sweeny Holdings Ltd., 31-33 George Street and 18-28 Elizabeth Street North, Ward 1 - File: OZS-2021-0053**, to the Planning and Development Committee Meeting of January 31, 2022, be received;

1. Anka Ostojic, Brampton Resident, dated January 16, 2022
2. Anthony Melo, Brampton Resident, dated January 12, 2022
3. Helen Andrews, Brampton Resident, dated January 10, 2022
4. Jeanne Humphreys, Brampton Resident, dated January 11, 2022
5. Penny Harron, Brampton Resident, dated January 9, 2022
6. Ranjith Ramesh, Brampton Resident, dated January 12, 2022
7. Gary Branning, Brampton Resident, dated January 20, 2022

8. Ross Kresnik, Brampton Resident, dated January 20, 2022
9. Qiang Li, Brampton Resident, dated January 20, 2022
10. Tuhin Mondal, Brampton Resident, dated January 20, 2022
11. Andrew Matchuk, Brampton Resident, dated January 21, 2022
12. Tracey Maggs, Brampton Resident, dated January 21, 2022
13. Margaret Wilson, Brampton Resident, dated January 25, 2022
14. Tim Wilson, Brampton Resident, dated January 25, 2022
15. Tanvi Patel and Dominic Doherty, Brampton Residents, dated January 25, 2022
16. Maria Manni, Brampton Resident, dated January 25, 2022
17. Charles Finlay, Executive Director, Rogers Cybersecure Catalyst, Ryerson University, dated January 25, 2022
18. Peter Bailey, Brampton Resident, dated January 25, 2022 and January 26, 2022
19. Darren Sims, Brampton Resident, dated January 23, 2022
20. David Lundy, Brampton Resident, dated January 24, 2022
21. David Thomas, Brampton Resident, dated January 22, 2022
22. Elizabeth Manni, Brampton Resident, dated January 24, 2022
23. Faith Grant, Brampton Resident, dated January 25, 2022
24. Gino Osti, Brampton Resident, dated January 24, 2022
25. Jamie Oliveira, Brampton Resident, dated January 24, 2022
26. Kathy Budd, Brampton Resident, dated January 22, 2022
27. Laura Brown, Brampton Resident, dated January 24, 2022
28. Laura Serio, Brampton Resident, dated January 23, 2022
29. Linda Steven, Brampton Resident, dated January 22, 2022
30. Elizabeth Jones, Brampton Resident, dated January 24, 2022
31. Manjot Singh Cheema, Brampton Resident, dated January 24, 2022
32. Nick Vella, Brampton Resident, dated January 23, 2022

33. Ray Clarke, Brampton Resident, dated January 25, 2022
34. Rosabell Aponce, Brampton Resident, dated January 25, 2022
35. Rose O'Reilly, Brampton Resident, dated January 25, 2022
36. Susan Williams, Brampton Resident, dated January 24, 2022
37. Carmelle Spence, Brampton Resident, dated January 25, 2022
38. W Hoyano (First name not provided), Brampton Resident, dated January 25, 2022
39. Laverne Bell, Brampton Resident, dated January 25, 2022
40. Rachel D Thomas, Brampton Resident, dated January 25, 2022
41. Craig Fowler, Vice-President, Growth, Innova on & External Relations, Algoma University, dated January 26, 2022
42. Alfred Shin, Brampton Resident, dated January 25, 2022
43. Nancy Ash, Brampton Resident, dated January 26, 2022
44. Usha Srinivasan, Director, Ryerson Venture Zone, dated January 26, 2022
45. Eugene Yranon, Brampton Resident, dated January 26, 2022
46. Yolanda Thorpe, Brampton Resident, dated January 27, 2022
47. Richard Dusk, Sales Representative, iProRealty, dated January 25, 2022
48. Chris Bejnar, Brampton Resident, dated January 28, 2022
49. Tracy Pepe, Brampton Resident and Business Owner, Classic Aromatics Ltd | Studio - The Scented L'air, dated January 29, 2022
50. Michael Percival, The Brampton Academy of Martial Arts, dated January 31, 2022

Carried

## 5.2 Staff report re: Application to amend the Official Plan, WSP Canada Inc. – Infrastructure Ontario, Ward 3 – File: OZS-2021-0027

Angelo Ambrico, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of

the subject lands, area context, concept plan, public notice, current planning document status, items under review, next steps and contact information.

Items 6.2 and 11.2 were brought forward at this time.

Natalie Boodram, Project Manager, WSP Canada Inc., on behalf of Infrastructure Ontario presented an overview that included proposed official plan amendment, location of the subject lands, planning policies and next steps.

The following motion was considered:

**PDC019-2022**

1. That the staff report re: **Application to amend the Official Plan, WSP Canada Inc. – Infrastructure Ontario, Ward 3 - File: OZS-2021-0027**, to the Planning and Development Committee Meeting of January 31, 2022, be received;
2. That Planning and Development Services staff be directed 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 delegation from Natalie Boodram, Project Manager, WSP Canada Inc., on behalf of Infrastructure Ontario re: **Application to amend the Official Plan, WSP Canada Inc. – Infrastructure Ontario, Ward 3 - File: OZS-2021-0027**, to the Planning and Development Committee Meeting of January 31, 2022, be received; and,
4. That the correspondence from Tony Brkich, Formnovo Inc., dated January 7, 2022 re: Application to amend the Official Plan, WSP Canada Inc. – Infrastructure Ontario, Ward 3 - File: OZS-2021-0027, to the Planning and Development Committee Meeting of January 31, 2022, be received.

Carried

- 5.3 Staff report re: Application to Amend the Official Plan and Zoning By-Law, Weston Consulting C/O 12769500 Canada Inc., Ward 10 - File: OZS-2021-0045

Alex Sepe, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, concept plan, public notice, current planning document status, items under review, next steps and contact information.

Items 6.4 and 11.3 were brought forward at this time.

Alfiya Kakal, Senior Planner, Weston Consulting presented details on the application that included information regarding the area context, site plan, site design features, landscape features, planning rationale, background studies/report and mitigation plan.

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

1. Augustine Maddela, on behalf of his group of entrepreneurs
2. Belle Turna and family members, Brampton Residents
3. Ramandeep Grewal, Brampton Resident - Note: added as a delegate during the meeting

The following motion was considered:

**PDC020-2022**

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-Law, Weston Consulting C/O 12769500 Canada Inc., 11937 Goreway Drive and 6539 Mayfield Road, Ward 10 - File: OZS-2021-0045**, to the Planning and Development Committee Meeting of January 31, 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, Weston Consulting C/O 12769500 Canada Inc., 11937 Goreway Drive and 6539 Mayfield Road, Ward 10 - File: OZS-2021-0045, to the Planning and Development Committee Meeting of January 31, 2022, be received;

1. Alfiya Kakal, Senior Planner, Weston Consulting
2. Augustine Maddela, on behalf of his group of entrepreneurs
3. Belle Turna, Brampton Resident
4. Ramandeep Grewal, Brampton Resident

4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-Law, Weston Consulting C/O 12769500 Canada Inc., 11937 Goreway Drive and 6539 Mayfield Road, Ward 10 - File: OZS-2021-0045, to the

Planning and Development Committee Meeting of January 31, 2022, be received;

1. John Bains, Brampton Resident, dated January 6, 2022
2. Harjeet Gill, Brampton Resident, dated January 8, 2022
3. Jaspreet Kaur, Brampton Resident, dated January 20, 2022
4. Sikandar Bagga, Brampton Resident, dated January 22, 2022
5. Steen Maddela, Brampton Resident, dated January 24, 2022
6. Gurbir Singh, Brampton Resident, dated January 23, 2022
7. Subha and Michal Szabla, Brampton Residents, dated January 25, 2022
8. Gertrude Paollela, Brampton Resident, dated January 25, 2022
9. Belle Kaura, Brampton Resident, dated January 25, 2022
10. Ramandeep K. Grewal, Brampton Resident, dated January 25, 2022

Carried

- 5.4 Staff report re: Application to Amend the Official Plan and Zoning By-Law, nArchitecture C/O Aurowal Developments Co., Ward 10 - File: OZS-2021-0049

Alex Sepe, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, concept plan, public notice, current planning document status, items under review, next steps and contact information.

City Councillor Singh declared a conflict of interest with respect to item 5.4 as his family member manages a gas station nearby, and left the meeting during consideration of this item.

Items 6.1 and 11.4 were brought forward at this time.

Nitin Malhotra, Principle Architect, n Architecture Inc., presented details on the application that included information regarding the location, site plan, built form, benefits and environmental constraints and consideration.

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

1. Angela Sandras spoke on behalf of John Sandras and Ton Sandras, Brampton Residents

2. Sylvia Roberts, Brampton Resident - Note: added as a delegate under approval of agenda - Recommendation PDC016-2022

The following motion was considered:

**PDC021-2022**

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-Law, nArchitecture C/O Aurowal Developments Co.,10258 Airport Road, Ward 10 - File: OZS-2021-0049**, to the Planning and Development Committee Meeting of January 31, 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, nArchitecture C/O Aurowal Developments Co.,10258 Airport Road, Ward 10 - File: OZS-2021-0049, to the Planning and Development Committee Meeting of January 31, 2022, be received;

1. Nitin Malhotra, Principle Architect, n Architecture Inc.

2. Angela Sandras on behalf of John Sandras and Tom Sandras, Brampton Residents

3. Sylvia Roberts, Brampton Resident

4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-Law, nArchitecture C/O Aurowal Developments Co.,10258 Airport Road, Ward 10 - File: OZS-2021-0049, to the Planning and Development Committee Meeting of January 31, 2022, be received;

1. Gurvir Singh Bhandal, Brampton Resident, dated January 22, 2022

2. Wei (Last name not provided), Brampton Resident, dated January 25, 2022

Carried

**6. Public Delegations (5 minutes maximum)**

- 6.1 Delegation re: Application to Amend the Official Plan and Zoning By-Law, nArchitecture C/O Aurowal Developments Co., Ward 10 - File: OZS-2021-0049

Dealt with under Item 5.4 - **Recommendation PDC019-2022**

- 6.2 Delegation re: Application to amend the Official Plan, WSP Canada Inc. – Infrastructure Ontario, Ward 3 – File: OZS-2021-0027

Dealt with under Item 5.2 - **Recommendation PDCXXX-2022**

- 6.3 Delegation re: Application to Amend the Zoning By-law, Malone Given Parsons Ltd. – Greenwin Corp./Sweeny Holdings Ltd., Ward 1 - OZS-2021-0053

Dealt with under Item 5.1 - **Recommendation PDC018-2022**

- 6.4 Delegation re: Application to Amend the Official Plan and Zoning By-Law, Weston Consulting C/O 12769500 Canada Inc., Ward 10 - File: OZS-2021-0045

Dealt with under Item 5.3 - **Recommendation PDC020-2022**

## **7. Staff Presentations and Planning Reports**

- 7.1 ^Staff report re: Application for a Draft Plan of Subdivision, Forestside Estates Inc. – KLM Planning Partners Inc., Block 373 of Plan 43M-1799 & Block 94 of Plan 43M-1803, Ward 10 - File: OZS-2021-0036 and 21T-21013B

### **PDC022-2022**

1. That the staff report re: Application for a Draft Plan of Subdivision, **Forestside Estates Inc. – KLM Planning Partners Inc.**, Block 373 of Plan 43M-1799 & Block 94 of Plan 43M-1803, Corner of Literacy Drive and Academy Drive, Ward 10 - OZS-2021-0036 and 21T-21013B, to the Planning and Development Committee Meeting of January 31, 2022, be received; and,
2. That the Draft Plan of Subdivision application submitted by KLM Planning Partners Inc. on behalf of Forestside Estates Inc., Ward 10, File: OZS-2021-0036 be approved, on the basis that it represents good planning, including that it has regard to Section 51(24) of the Planning Act, 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.

Carried

## **8. Committee Minutes**

### **8.1 ^Minutes - Brampton Heritage Board - January 18, 2022**

#### **PDC023-2022**

That the Minutes of **Brampton Heritage Board Committee Meeting of January 18, 2022**, Recommendations HB001-2022 to HB007-2022, to the Planning and Development Committee Meeting of January 31, 2022, be approved, as published and circulated.

The recommendations were approved as follows:

#### **HB001-2022**

That the agenda for the Brampton Heritage Board meeting of January 18, 2022 be approved as published and circulated.

#### **HB002-2022**

That the presentation by Charlton Carscallen, Principal Planner, to the Brampton Heritage Board meeting of January 18, 2022 be received.

#### **HB003-2022**

1. That the report from Merissa Lompart, Assistant Heritage Planner, Planning, Building and Economic Development, dated, December 6, 2021, to the Brampton Heritage Board meeting of January 18, 2022, re: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 19 Wellington Street East – Ward 3, be received;
2. That the designation of the property at 19 Wellington Street East 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 19 Wellington Street East 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 Conservation Review Board; and,
6. That staff be authorized to attend any hearing process held by the Conservation Review Board in support of Council’s decision to designate the subject property.

#### **HB004-2022**

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated December 1, 2021, to the Brampton Heritage Board meeting of January 18,

2022, re: Scoped Heritage Impact Assessment, 11937 Goreway Drive and 6539 Mayfield Road, City of Brampton - Ward 10 be received;  
2. That the following recommendations as per the Heritage Impact Assessment by ASI (Archaeological Services Inc.) be followed:

1. To conserve the cultural heritage value of the property and mitigate against the impacts of the proposed development on the adjacent designated properties at 4 Lucinda Court, the following conservation and mitigation measures are proposed:

1. As the proposed development will require soil disturbances, if any construction activities are proposed that will potentially create vibration impacts, vibration monitoring may be required to ensure that construction does not have any impact on the adjacent heritage property. In addition, regrading of the development should ensure that there are no long-term water drainage issues for the adjacent property at 4 Lucinda Court.
2. This report should be submitted to Heritage Planning staff at the City of Brampton for review, and upon approval, filed and archived with the Peel Art Gallery Museum and Archives.

#### **HB005-2022**

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated January 11, 2022 to the Brampton Heritage Board meeting of January 18, 2022, re: Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 44 Main Street South – Ward 1, be received;
2. That the Heritage Permit application for 44 Main Street South. for the restoration and repair of the roof, and re-shingling be approved;
3. That the Designated Heritage Property Incentive Grant application for the restoration and repair of the roof and the re-shingling of the roof for 44 Main Street South be approved, to a maximum of \$10,000.00, and;
4. The owner shall enter into a designated Heritage Property Incentive Grant Agreement with the City as provided in Appendix C.

#### **HB006-2022**

1. That the report by Pascal Doucet, Heritage Planner, re: Alterations to a Designated Heritage Property – 1-9 Wellington Street East – Ward 3 (File H.Ex. 1-3 Wellington Street East, Peel County Courthouse and H.Ex 9

Wellington Street East, Peel County Jail), to the Brampton Heritage Board Meeting of January 18, 2022, be received; and

2. That the Heritage Permit Application for the alterations on the designated heritage property at 1-9 Wellington Street East be approved in accordance with section 33 of the Ontario Heritage Act, to permit the repair and replacement in kind of the asphalt shingle roof, wood frieze, wood fascia, and chimney of the old jailhouse at 9 Wellington Street East, as well as the repair and replacement in kind of the downspout on the front elevation and the plaster wall of the main interior stairwell of the old courthouse at 1-3 Wellington Street East, as described in the heritage permit application attached as Appendix A to the report, all on file with the City Planning & Design Division of the Planning, Building and Economic Development Department.

**HB007-2022**

That Brampton Heritage Board do now adjourn to meet again on Tuesday, February 15, 2022 at 7:00 p.m.

Carried

**9. Other Business/New Business**

**10. Referred/Deferred Matters**

**11. Correspondence**

- 11.1 Correspondence re: Application to Amend the Zoning By-law, Malone Given Parsons Ltd. – Greenwin Corp./Sweeny Holdings Ltd., Ward 1 - OZS-2021-0053

**Dealt with under Item 5.1 - Recommendation PDC018-2022**

- 11.2 Correspondence re: Application to amend the Official Plan, WSP Canada Inc. – Infrastructure Ontario, Ward 3 – File: OZS-2021-0027

**Dealt with under Item 5.2 - Recommendation PDC019-2022**

- 11.3 Correspondence re: Application to Amend the Official Plan and Zoning By-Law, Weston Consulting C/O 12769500 Canada Inc., Ward 10 - File: OZS-2021-0045

**Dealt with under Item 5.3 - Recommendation PDC020-2022**

- 11.4 Correspondence re: Application to Amend the Official Plan and Zoning By-Law, nArchitecture C/O Aurowal Developments Co., Ward 10 - File: OZS-2021-0049

**Dealt with under Item 5.4 - Recommendation PDC019-2022**

**12. Councillor Question Period**

Nil

**13. Public Question Period**

Alfred Shin, Brampton resident referenced item 5.1 and inquired why the City is considering two very large twin towers in a very densely developed area.

Staff indicated that all identified issues will be addressed in the upcoming recommendation report.

**14. Closed Session**

Nil

**15. Adjournment**

The following motion was considered:

**PDC024-2022**

That Planning and Development Committee do now adjourn to meet again on Monday, February 14, 2022, at 7:00 p.m., or at the call of the Chair.

Carried

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Regional Councillor M. Medeiros, Chair



## Minutes

### Planning and Development Committee The Corporation of the City of Brampton

**Monday, February 14, 2022**

Members Present: Regional Councillor M. Medeiros - Wards 3 and 4  
Regional Councillor P. Fortini - Wards 7 and 8  
Regional Councillor R. Santos - Wards 1 and 5  
Regional Councillor P. Vicente - Wards 1 and 5  
City Councillor D. Whillans - Wards 2 and 6  
Regional Councillor M. Palleschi - Wards 2 and 6  
City Councillor J. Bowman - Wards 3 and 4  
City Councillor C. Williams - Wards 7 and 8  
City Councillor H. Singh - Wards 9 and 10  
Regional Councillor G. Dhillon - Wards 9 and 10 (joined meeting at 7:20 p.m. - technical issues)

Staff Present: Paul Morrison, Interim Chief Administrative Officer  
Richard Forward, Commissioner Planning and Development Services  
Allan Parsons, Director, Development Services, Planning, Building and Economic Development  
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development  
Jeffrey Humble, Manager, Policy Planning  
David Vanderberg, Manager, Planning Building and Economic Development  
Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development  
Claudia LaRota, Supervisor, Policy & Strategic Initiatives, Planning, Building and Economic Development  
Neil Chadda, Policy Planner, Planning, Building and Economic Development  
Rob Nykyforchyn, Development Planner, Planning, Building and Economic Development  
Mark Michniak, Development Planner, Planning, Building and

Economic Development  
Andrew Ramsammy, Development Planner, Planning, Building  
and Economic Development  
Nicholas Deibler, Development Planner, Planning, Building and  
Economic Development  
Anthony-George D'Andrea, Legal Counsel  
Peter Fay, City Clerk  
Charlotte Gravlev, Deputy City Clerk  
Richa Ajitkumar, Acting Legislative Coordinator

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**1. Call to Order**

Note: In consideration of the current COVID-19 public health orders prohibiting large public gatherings of people and requirements for physical distancing between persons, in-person attendance at this Planning and Development Committee meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m. and adjourned at 7:47 p.m.

As this meeting of the Planning and Development Committee was conducted with electronic 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 Santos, Regional Councillor Vicente, Regional Councillor Palleschi, City Councillor Whillans, Regional Councillor Medeiros, City Councillor Bowman, Regional Councillor Fortini, City Councillor Williams and City Councillor Singh

Members absent during roll call: Regional Councillor Dhillon

Regional Councillor Dhillon joined the meeting at 7:20 p.m. due to technical issues.

**2. Approval of Agenda**

**PDC025-2022**

That the Agenda for the Planning and Development Committee Meeting of February 14, 2022, be approved as amended as follows:

**To add:**

5.1 - Delegation from Sylvia Roberts, Brampton resident, re: City-initiated Draft Zoning By-law Amendment to reduce the parking requirements - 7, 11 and 15 Sun Pac Boulevard

**To defer to the March 7, 2022, Planning and Development Committee Meeting:**

7.4 - Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision, Forestside Estates Inc. – KLM Planning Partners Inc., Ward 8 - File: OZS-2021-0021 & 21T-21007B

Carried

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

Nil

**4. Consent Motion**

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed 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.

(7.2 and 8.1)

The following motion was considered:

**PDC026-2022**

That the following items to the Planning and Development Committee Meeting of February 14, 2022, be approved as part of Consent:

(7.2 and 8.1)

A recorded vote was requested and the motion carried as follows:

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Vicente, Regional Councillor Santos, Regional Councillor Palleschi, City Councillor Whillans, City Councillor Bowman, City Councillor Williams and City Councillor Singh

Nay (0): nil

Absent (1): Regional Councillor Dhillon

Carried (9-0-1)

Carried

## **5. Statutory Public Meeting Reports**

### **5.1 Staff report re: City-initiated Draft Zoning By-law Amendment to reduce the parking requirements - 7, 11 and 15 Sun Pac Boulevard**

Neil Chadda, Policy Planner, Planning, Building and Economic Development, presented an overview of the amendment that included location, area context, background, minor variances, current situation, public notice, current planning document status, current zoning, site visit, next steps and contact information.

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

1. Gurinder Sandhu and Samreet Sandhu, Brampton Residents
2. Sylvia Roberts, Brampton Resident, Note: added as a delegate under approval of agenda - Recommendation PDC025-2022

Staff confirmed to follow up directly with the delegates on issues raised by them.

Items 6.1 and 11.1 were brought forward at this time.

The following motion was considered:

#### **PDC027-2022**

1. That the staff report re: **City-initiated Draft Zoning By-law Amendment to reduce the parking requirements - 7, 11 and 15 Sun Pac Boulevard**, to the Planning and Development Committee meeting of February 14, 2022, be received;
2. That Planning, Building and Economic Development Department staff be directed to report back to Planning and Development Committee with the results of the Public Meeting and a staff recommendation;

3. That the following delegations re: City-initiated Draft Zoning By-law Amendment to reduce the parking requirements - 7, 11 and 15 Sun Pac Boulevard, to the Planning and Development Committee meeting of February 14, 2022, be received:

1. Gurinder Sandhu and Samreet Sandhu, Brampton Residents
2. Sylvia Roberts, Brampton Resident

4. That the correspondence from Tony Palladino, President, Moon Masonry Limited, dated February 3, 2022, re: City-initiated Draft Zoning By-law Amendment to reduce the parking requirements - 7, 11 and 15 Sun Pac Boulevard, to the Planning and Development Committee meeting of February 14, 2022, be received.

Carried

5.2 Staff Report re: City Initiated Official Plan Amendment to correct the Right of Way widths for Clarkway Drive – Area 47 Block Plans – Ward 10

Claudia LaRota, Supervisor, Policy & Strategic Initiatives, Planning, Building and Economic Development, presented an overview of the amendment that included the location, background, area 47 arterial roads EA, proposal, amendments to schedule B1, planning framework summary, next steps and contact information.

P. Fay, City Clerk, confirmed that no delegation requests or questions of clarification from Committee were received for this matter.

The following motion was considered:

**PDC028-2022**

1. That the staff report re: **City Initiated Official Plan Amendment to correct the Right of Way widths for Clarkway Drive – Area 47 Block Plans**, to the Planning and Development Committee Meeting of February 14, 2022, be received; and,

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

Carried

5.3 Staff report re: Application to Amend the Zoning By-Law, PMB Holdings Ltd. – Weston Consulting, Ward 10 - File: OZS-2021-0051

Andrew Ramsammy, Development Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

Items 6.2 and 11.2 were brought forward at this time.

Adam Santos, Planner, Weston Consulting, on behalf of PMB Holding Ltd. presented an overview of the application that included information regarding the subject land, proposed development, concept plan, key project statistics, technical studies and next steps.

The following motion was considered:

**PDC029-2022**

1. That the staff report re: **Application to Amend the Zoning By-Law, PMB Holdings Ltd. – Weston Consulting - Ward 10 - File: OZS-2021-0051**, to the Planning and Development Committee Meeting of February 14, 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 delegation from Adam Santos, Planner, Weston Consulting, re: Application to Amend the Zoning By-Law, PMB Holdings Ltd. – Weston Consulting - Ward 10 - File: OZS-2021-0051, to the Planning and Development Committee Meeting of February 14, 2022, be received; and,
4. That the following correspondence re: Application to Amend the Zoning By-Law, PMB Holdings Ltd. – Weston Consulting - Ward 10 - File: OZS-2021-0051, to the Planning and Development Committee Meeting of February 14, 2022, be received:

1. Joseph P. Plutino, Mainline Planning Services Inc., dated February 8, 2022
2. Patrick Pearson, Planner, Glen Schnarr & Associates Inc, dated February 8, 2022

Carried

**6. Public Delegations (5 minutes maximum)**

- 6.1 Delegation re: City-initiated Draft Zoning By-law Amendment to reduce the parking requirements - 7, 11 and 15 Sun Pac Boulevard

**Dealt with under Item 5.1 - Recommendation PDC027-2022**

- 6.2 Delegation re: Application to Amend the Zoning By-Law, PMB Holdings Ltd. – Weston Consulting, Ward 10 - File: OZS-2021-0051

**Dealt with under Item 5.3 - Recommendation PDC029-2022**

- 6.3 Delegation report re: Application to Amend the Zoning By-law, i2 Developments Inc. – KLM Planning Partners Inc. – 209 Steeles Ave W, Ward 4 - File: OZS-2021-0032

**Dealt with under Item 7.1 - Recommendation PDC030-2022**

**7. Staff Presentations and Planning Reports**

- 7.1 Staff report re: Application to Amend the Zoning By-law, i2 Developments Inc. – KLM Planning Partners Inc. – 209 Steeles Ave W, Ward 4 - File: OZS-2021-0032

Item 6.3 was brought forward at this time.

Jeff and Kim Thomson, Brampton Residents, were not in attendance at the meeting.

P. Fay, City Clerk advised that the Clerk's Office will contact the residents with options to delegate at the March 2, 2022 City Council meeting or submit a correspondence with their comments on the application for Council's consideration.

The following motion was considered:

**PDC030-2022**

1. That the staff report re: **Application to Amend the Zoning By-law, i2 Developments Inc. – KLM Planning Partners Inc. – 209 Steeles Ave W, Ward 4 - File: OZS-2021-0032**, to the Planning and Development Committee Meeting of February 14, 2022, be received;

2. That the Zoning By-law Amendment application submitted by i2 Developments 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; 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: Application to Amend the Zoning By-Law, Glen Schnarr Associates Inc., c/o Prologis Incorporated, Ward 10 - File: C11E15.002

The following motion was considered:

**PDC031-2022**

1. That the staff report re: **Application to Amend the Zoning By-Law, Glen Schnarr Associates Inc., c/o Prologis Incorporated, Ward 10 - File: C11E15.002**, to the Planning and Development Committee Meeting of February 14, 2022, be received;
2. That the Application to amend the Zoning By-law, submitted by Glen Schnarr Associates Inc., c/o Prologis Incorporated, Ward: 10, File: C11E15.002, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms to the 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 report;
3. That the amendment to the Zoning By-law, generally in accordance with the by-law attached as Appendix 8 of this report be adopted;
4. That the following shall be satisfied prior to the enactment of the amending zoning by-law:
  - a. That Functional Servicing Report shall be approved to the satisfaction of the Commissioner of Public Works and Engineering and the Regional Commissioner of Public Works, or designate.
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

- 7.3 Staff report re: Heritage Impact Assessment, 8940 Creditview Road, Part of Lot 5, Concession 4 West of Center Road, Chinguacousy Township, Now City of Brampton, Regional Municipality of Peel

**This item was removed, as it was listed in error.**

- 7.4 Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision, Forestside Estates Inc. – KLM Planning Partners Inc., Ward 8 - File: OZS-2021-0021 & 21T-21007B

**This item was deferred to the March 7, 2022 meeting of the Planning and Development Committee - Recommendation PDC025-2022**

## **8. Committee Minutes**

- 8.1 ^Minutes - Age-Friendly Brampton Advisory Committee - January 25, 2022

### **PDC032-2022**

That the Minutes of **Age-Friendly Brampton Advisory Committee Meeting of January 25, 2022**, Recommendations AFC001-2022 to AFC005-2022, to the Planning and Development Committee Meeting of February 14, 2022, be approved, as published and circulated.

The recommendations were approved as follows:

### **AFC001-2022**

That the agenda for the Age-Friendly Brampton Advisory Committee Meeting of January 25, 2022, be approved as published and circulated.

### **AFC002-2022**

That the delegation by Caitlin Olson, Pilot Site Coordinator, Canada HomeShare, to the Age-Friendly Brampton Advisory Committee meeting of January 25, 2022, re: Overview of the Canada Homeshare Peel Program be received.

### **AFC003-2022**

1. That the presentation by Shahid Mahmood, Supervisor/Principal Planner, and Shahinaz Eshesh, Policy Planner, to the Age-Friendly Brampton Advisory Committee meeting of January 25, 2022, re: Integrated Downtown Plan be received.

### **AFC004-2022**

1. That the presentation by Nelson Cadete, Project Manager, Active Transportation, Planning, Building and Economic Development, to the Age-Friendly Brampton Advisory Committee meeting of January 25, 2022, re: Electric

Scooter Pilot be received; and,

2. That the Age-Friendly Brampton Advisory Committee support Council in the Electric Scooter pilot initiative and the potential implementation of a micromobility program in the City.

**AFC005-2022**

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

Carried

**9. Other Business/New Business**

**10. Referred/Deferred Matters**

**11. Correspondence**

- 11.1 Correspondence re: City-initiated Draft Zoning By-law Amendment to reduce the parking requirements - 7, 11 and 15 Sun Pac Boulevard

**Dealt with under Item 5.1 - Recommendation PDC027-2022**

- 11.2 Correspondence re: Application to Amend the Zoning By-Law, PMB Holdings Ltd. – Weston Consulting, Ward 10 - File: OZS-2021-0051

**Dealt with under Item 5.3 - Recommendation PDC029-2022**

**12. Councillor Question Period**

**13. Public Question Period**

15 Minute Limit (regarding any decision made under this section)

During the meeting, the public may submit questions regarding recommendations made at the meeting via email to the City Clerk at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca), to be introduced during the Public Question Period section of the meeting.

**14. Closed Session**

Nil

**15. Adjournment**

The following motion was considered:

**PDC033-2022**

That Planning and Development Committee do now adjourn to meet again on Monday, March 7, 2022, at 7:00 p.m., or at the call of the Chair.

Carried

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Regional Councillor M. Medeiros, Chair



## Minutes

### Planning and Development Committee The Corporation of the City of Brampton

**Monday, March 7, 2022**

Members Present: Regional Councillor M. Medeiros - Wards 3 and 4  
Regional Councillor P. Fortini - Wards 7 and 8  
Regional Councillor R. Santos - Wards 1 and 5  
Regional Councillor P. Vicente - Wards 1 and 5  
City Councillor D. Whillans - Wards 2 and 6  
Regional Councillor M. Palleschi - Wards 2 and 6  
City Councillor J. Bowman - Wards 3 and 4  
City Councillor C. Williams - Wards 7 and 8  
City Councillor H. Singh - Wards 9 and 10  
Regional Councillor G. Dhillon - Wards 9 and 10 (joined meeting at 7:36 p.m.- personal)

Staff Present: Paul Morrison, Interim Chief Administrative Officer  
Allan Parsons, Director, Development Services, Planning, Building and Economic Development  
Jeffrey Humble, Manager, Policy Planning  
Steve Ganesh, Manager, Planning Building and Economic Development  
David Vanderberg, Manager, Planning Building and Economic Development  
Anthony-George, D'Andrea, Legal Counsel  
Peter Fay, City Clerk  
Charlotte Gravlev, Deputy City Clerk  
Richa Ajitkumar, Acting Legislative Coordinator

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#### 1. **Call to Order**

Note: In consideration of the current COVID-19 public health orders prohibiting large public gatherings of people and requirements for physical distancing

between persons, in-person attendance at this Planning and Development Committee meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m. and adjourned at 9:17 p.m.

As this meeting of the Planning and Development Committee was conducted with electronic 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 Santos, Regional Councillor Vicente, Regional Councillor Palleschi, City Councillor Whillans, Regional Councillor Medeiros, City Councillor Bowman, Regional Councillor Fortini, City Councillor Williams and City Councillor Singh

Members absent during roll call: Regional Councillor Dhillon

Regional Councillor Dhillon joined the meeting at 7:36 p.m. (personal)

## **2. Approval of Agenda**

The following motion was considered:

### **PDC034-2022**

That the Agenda for the Planning and Development Committee Meeting of March 7, 2022, be approved as amended as follows:

#### **To add:**

**5.3 - Delegation from Arshdeep Singh, Brampton Resident, 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**

**5.4 - Delegation from Parminder Grewal, Brampton Resident, re: Application to Amend the Official Plan and Zoning By-law, GSAI - c/o Umbria Developers Inc., South-West Corner of Chinguacousy Road and Bonnie Braes Drive, Ward 4 - File: OZS-2021-0044**

Carried

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

Nil

## **4. Consent Motion**

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed 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, 8.2)

The following motion was considered:

**PDC035-2022**

That the following items to the Planning and Development Committee Meeting of March 7, 2022, be approved as part of Consent:

(7.1 and 8.1)

A recorded vote was requested and the motion carried as follows:

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Vicente, Regional Councillor Santos, Regional Councillor Palleschi, City Councillor Whillans, City Councillor Bowman, City Councillor Williams and City Councillor Singh

Nay (0): nil

Absent (1): Regional Councillor Dhillon

Carried (9-0-1)

Carried

**5. Statutory Public Meeting Reports**

- 5.1 Staff report re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Sorbram Developments Inc. – Glen Schnarr & Associates Inc., Ward 10 - File OZS-2021-0048

Stephen Dykstra, Development Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

Peter Fay, City Clerk, noted that there were no delegations or correspondence received for this item.

The following motion was considered:

**PDC036-2022**

1. That the staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Sorbram Developments Inc. – Glen Schnarr & Associates Inc., Ward 10 - File OZS-2021-0048**, to the Planning and Development Committee Meeting of March 7, 2022, be received; and,
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.

Carried

- 5.2 Staff report re: Application to Amend the Zoning By-law, W.E. Oughtred and Associates Inc. – Greenway Real Estate Inc., 5 Copper Rd, Ward 3 - File OZS-2021-0054

Nitika Jagtiani, Development Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

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

The following motion was considered:

**PDC037-2022**

1. That the staff report re: **Application to Amend the Zoning By-law, W.E. Oughtred and Associates Inc. – Greenway Real Estate Inc., 5 Copper Rd, Ward 3 - File OZS-2021-0054**, to the Planning and Development Committee Meeting of March 7, 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; and,

3. That the delegation from Arlene Beaumont, Agent, W.E. Oughtred and Associates Inc., re: Application to Amend the Zoning By-law, W.E. Oughtred and Associates Inc. – Greenway Real Estate Inc., 5 Copper Rd, Ward 3 - File OZS-2021-0054, to the Planning and Development Committee Meeting of March 7, 2022, be received.

Carried

5.3 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

Kelly Henderson, Development Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

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

1. Jason Lodder, Brampton Resident
2. Vaibhav Sharma and Tanya Sidhu, Brampton Residents
3. Warren Leung, Brampton Resident
4. Sandra Linardi, Brampton Resident
5. Tony Linardi, Brampton Resident
6. Ned Mikloska, Brampton Resident
7. Arshdeep Singh, Brampton Resident, Note: added as a delegate under approval of agenda - Recommendation **PDC034-2022**

In response to questions from the public, staff provided information regarding the review process and public notice distribution.

Items 6.1 and 11.1 were brought forward at this time.

The following motion was considered:

**PDC038-2022**

1. That the 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**, to the Planning and Development Committee meeting of March 7, 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, MPlan Inc. – Ivory Group, 227 and 229 Main Street, Ward 3 - File: OZS-2021-0056, to the Planning and Development Committee meeting of March 7, 2022 be received:

1. Jason Lodder, Brampton Resident
2. Vaibhav Sharma and Tanya Sidhu, Brampton Residents
3. Warren Leung, Brampton Resident
4. Sandra Linardi, Brampton Resident
5. Tony Linardi, Brampton Resident
6. Ned Mikloska, Brampton Resident
7. Arshdeep Singh, Brampton Resident

4. 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 March 7, 2022 be received:

1. Anna Schell, Brampton Resident, dated February 11, 2022
2. Vaibhav Sharma and Warren Leung, Brampton Resident, dated February 18, 2022
3. Jasmohan Mankoo, Brampton Resident, dated February 28, 2022
4. Mohammad A. Rahman, Brampton Resident, dated February 28, 2022
5. Uzma, Brampton Resident, dated March 1, 2022
6. Jan Knowles, Brampton Resident, dated March 4, 2022

Carried

5.4 Staff report re: Application to Amend the Official Plan and Zoning By-law, GSAI - c/o Umbria Developers Inc., South-West Corner of Chinguacousy Road and Bonnie Braes Drive, Ward 4 - File: OZS-2021-0044

Rob Nykyforchyn, Development Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

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

1. Jayant Patel, Brampton Resident
2. Gurinder Singh Saini, Brampton Resident - Not present
3. Bisman Kaur, Brampton Resident
4. Mandeep Hayer, Brampton Resident - Withdrawn
5. Kartik Patel, Brampton Resident, via pre-recorded audio
6. Sushil Kumar, Brampton Resident
7. Manmeet Sibbal, Brampton Resident, Note: requested to be moved to the end of the delegation list
8. Nikhil Vyas, Brampton Resident
9. Gurbinder Hunjan, Brampton Resident
9. Balwant Gill, Brampton Resident
10. Harmandeep Rai, Brampton Resident
11. Darryl Wolfe, Brampton Resident
12. Manvinder Pabla, Brampton Resident
13. Parminder Grewal, Brampton Resident, Note: added as a delegate under approval of agenda Recommendation PDC034-2022

Staff responded to questions of clarification from Committee with respect to the following topics:

- Planning Process and Next Steps
- Role of The Ontario Land Tribunal

- Involvement of School Board
- Population Trends
- Development Application Approval Process

Items 6.2 and 11.2 were brought forward at this time.

The following motion was considered:

**PDC039-2022**

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, GSAI - c/o Umbria Developers Inc., South-West Corner of Chinguacousy Road and Bonnie Braes Drive, Ward 4 - File: OZS-2021-0044**, to the Planning and Development Services Committee Meeting of March 7, 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, GSAI - c/o Umbria Developers Inc., South-West Corner of Chinguacousy Road and Bonnie Braes Drive, Ward 4 - File: OZS-2021-0044, to the Planning and Development Services Committee Meeting of March 7, 2022 be received:

1. Jayant Patel, Brampton Resident
2. Bisman Kaur, Brampton Resident
3. Kartik Patel, Brampton Resident, via pre-recorded audio
4. Sushil Kumar, Brampton Resident
5. Manmeet Sibal, Brampton Resident
6. Nikhil Vyas, Brampton Resident
7. Gurpinder Hunjan, Brampton Resident
8. Balwant Gill, Brampton Resident
9. Harmandeep Rai, Brampton Resident
10. Darryl Wolfe, Brampton Resident
11. Manvinder Pabla, Brampton Resident

12. Parminder Grewal, Brampton Resident

4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, GSAI - c/o Umbria Developers Inc., South-West Corner of Chinguacousy Road and Bonnie Braes Drive, Ward 4 - File: OZS-2021-0044, to the Planning and Development Services Committee Meeting of March 7, 2022 be received:

1. Hiren Joshi, Brampton Resident, dated February 18, 2022
2. Bonnie Braes Community and Neighbourhood, dated February 22, 2022, including a petition of objection containing approximately 254 signatures and an online petition containing approximately 310 signatures
3. Bisman Kaur, Brampton Resident, dated February 22, 2022
4. Sarabjit Kaur, Broker, Royal LePage United Realty Inc., dated February 24, 2022
5. Lucia Alfonso, Brampton Resident, dated March 2, 2022
6. Harmandeep Rai, Brampton Resident, dated March 7, 2022

Carried

**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

**Dealt with under Item 5.3 - Recommendation PDC034-2022**

- 6.2 Delegation re: Application to Amend the Official Plan and Zoning By-law, GSAI - c/o Umbria Developers Inc., South-West Corner of Chinguacousy Road and Bonnie Braes Drive, Ward 4 - File: OZS-2021-0044

**Dealt with under Item 5.4 - Recommendation PDC039-2022**

- 6.3 Delegation - Minutes - Brampton Heritage Board - February 15, 2022

Item 8.1 was brought forward and dealt with at this time.

Enzo Bertucci, Director, Land Development, Branthaven Creditview Inc., provided a presentation that included the following:

- Letter from Thomas Kastelic, Project Manager, Branthaven Creditview Inc. re: **8940 Creditview Farmhouse Details**

- Criteria for determining property of Cultural Heritage Value or Interest (CHVI)

Paul Willoughby, Board Member, Brampton Heritage Board expressed his thoughts and opinions about the Edwin Trimble House.

Committee expressed satisfaction with the overall decision of the Heritage Board Member, considered to be the expert on this matter, and agreed that the house should be included as a part of the community.

#### **PDC040-2022**

1. That the following delegations re: HB058-2021, to the Planning and Development Committee Meeting of March 7, 2022 be received;

1. Enzo Bertucci, Director, Land Development, Branthaven Creditview Inc.

2. Paul Willoughby, Board Member, Brampton Heritage Board

2. That the Minutes of Brampton Heritage Board Committee meeting of February 15, 2022, Recommendations HB008-2022 - HB011-2022, to the Planning and Development Committee Meeting of March 7, 2022, be approved as published and circulated.

The recommendations were approved as follows:

#### **HB008-2022**

That the agenda for the Brampton Heritage Board meeting of February 15, 2022, be approved as published and circulated.

#### **HB009-2022**

1. That the delegation from Enzo Bertucci, Director of Land Development, Branthaven Creditview Inc., to the Brampton Heritage Board meeting of February 15, 2022, re: Recommendation HB058-2021 - Brampton Heritage Board meeting - November 16, 2021 be received; and,

2. That Recommendation HB058-2021, as follows, to the Brampton Heritage Board Committee meeting of February 15, 2022, continue to be supported:

#### **HB058-2021**

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated November 4, 2021, to the Brampton Heritage Board Meeting of November 16, 2021, re: **Heritage Impact Assessment, 8940 Creditview Road, Part of Lot 5, Concession 4 West of Center Road, Chinguacousy Township, Now City of**

**Brampton, Regional Municipality of Peel dated November 2, 2021** be received;

2. That the following recommendations as per the Heritage Impact Assessment by Parslow Heritage Consultancy Inc. be followed:

- a. While in situ retention is always preferable it is not always the most viable or practical option to ensure the retention of heritage resources. To facilitate the retention and preservation of the Edwin Trimble House while allowing for the continued development of the area it is recommended that Edwin Trimble House be relocated to proposed lot 59 or 60 of the proposed development plan (Appendix B). Relocation of the house should include:
  - i. Continued visibility from Creditview Road and George Brown Drive; development should not be permitted that would obstruct the view of Edwin Trimble House.
  - ii. Any alterations to the Edwin Trimble House should be limited to the rear of the structure.
  - iii. Setbacks should be maintained that preserve the aesthetic of the residence.
  - iv. New construction adjacent to the Edwin Trimble House should not exceed the current elevation of the extant structure.
  - v. The establishment of a heritage easement should be discussed with the City of Brampton to ensure the ongoing retention of Edwin Trimble House.
  - vi. Designation under Part IV of the *Ontario Heritage Act* should be considered.
  - vii. Edwin Trimble house shall be subject to structural assessment by a qualified structural engineer familiar with heritage structures
  - viii. Prior to undertaking any action, a conservation and adaptive reuse plan should be developed.
- b. In addition to the retention of Edwin Trimble House, development of the Subject Property should attempt to retain the mature pine trees that delineate the northeast limit of the property. These trees contribute to the Creditview Road Corridor CHL. If possible, Edwin

Trimble House and the pine trees should be maintained together on a single lot.

**HB010-2022**

1. That the report from Merissa Lompart, Assistant Heritage Planner, Planning, Building and Economic Development, dated, January 11, 2021, to the Brampton Heritage Board Meeting of January 18, 2021, re: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – Heart Lake Road Cultural Heritage Landscape – Ward 2, be received;
2. That the designation of the property at Heart Lake Road between Sandalwood Parkway East and Mayfield 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 the property at Heart Lake 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 Conservation Review Board; and,
6. That staff be authorized to attend any hearing process held by the Conservation Review Board in support of a Council decision to designate the subject property.

**HB011-2022**

That Brampton Heritage Board do now adjourn to meet again on March 22, 2022 at 7:00 p.m.

Carried

**7. Staff Presentations and Planning Reports**

- 7.1 ^Staff report re: Application for Temporary Use Zoning By-law, Darzi Holdings Inc. – Blackthorn Development Corp., Ward 10 - OZS-2021-0059

The following motion was considered:

**PDC041-2022**

1. That the staff report re: **Application for Temporary Use Zoning By-law, Darzi Holdings Inc. – Blackthorn Development Corp., Ward 10 - OZS-2021-0059**, to the Planning and Development Committee Meeting of March 7, 2022 be received;

2. That the Temporary Use Zoning By-law application submitted by Darzi Holdings Inc. – Blackthorn Development Corp. be approved, on the basis that it represents good planning, it is consistent with the Provincial Policy Statement, confirms 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; and,

3. That the Temporary Use Zoning By-law generally in accordance with the attached Appendix 8 to this report be adopted.

Carried

## **8. Committee Minutes**

8.1 Minutes - Brampton Heritage Board - February 15, 2022

**Dealt with under Item 6.3 - Recommendation PDC040-2022**

8.2 ^Minutes - Cycling Advisory Committee - February 17, 2022

The following motion was considered.

### **PDC042-2022**

That the Minutes of Cycling Advisory Committee meeting of February 17, 2022, Recommendations CYC001-2022 - CYC009-2022, to the Planning and Development Committee Meeting of March 7, 2022, be approved as published and circulated.

The recommendations were approved as follows:

### **CYC001-2022**

That the agenda for the Cycling Advisory Committee Meeting of February 17, 2022, be amended, to add the following item:

6.3 Correspondence from Seema Ansari, C.E.T. Technical Analyst, Traffic Safety Traffic Engineering, Public Works, Region of Peel, dated February 17, 2022, re: **Region of Peel Vision Zero Road Safety Strategic Plan Update**

7.3 Discussion at the request of Dayle Laing, Citizen Member, re: **Request Brampton Cycling Advisory Committee Participation In The Earth Day Event - April 23, 2022.**

#### **CYC002-2022**

1. That the presentation from Nelson Cadete, Project Manager, Active Transportation, Planning Building and Economic Development, to the Cycling Advisory Committee Meeting of February 17, 2022, re: **Active Transportation Master Plan Implementation – 2021/2022 Update**, be received.

#### **CYC003-2022**

1. That the verbal update from Nelson Cadete, Project Manager, Active Transportation, Planning Building and Economic Development, to the Cycling Advisory Committee Meeting of February 17, 2022, re: **The Municipal By-law Review – Cycling Provisions**, be received; and,
2. That the Municipal By-law Review – Cycling Provisions be referred to the March 2022 Cycling Advisory Committee Sub-committee for further review; and,
3. That an update be provided at the April 21, 2022 Cycling Advisory Committee meeting.

#### **CYC004-2022**

1. That the verbal update from Lisa Stokes, Co-Chair, to the Cycling Advisory Committee Meeting of February 17, 2022, re: **the Brampton Advisory Committee 2022 Workplan**, be received; and,
2. That the following three projects be added to the workplan:
  - Policy section: Project: Work with staff and schools to address parking in bike lanes, Success metric: few/no complaints, Delivery timeline: 2022
  - Program section: Project: Work with staff, Councillors on outreach/education to public on value of cycling infrastructure, Success metric: Fewer/no complaints as new infrastructure is rolled out, Delivery timeline: 2022
  - Program section; Project: Liaise with Region of Peel on rollout of the Sustainable Transportation Plan, Success Metric: No missed

opportunities for AT in Peel Road Work program, Delivery timeline:  
2022

**CYC005-2022**

1. That the correspondence from Seema Ansari, C.E.T. Technical Analyst, Traffic Safety Traffic Engineering, Public Works, Region of Peel, to the Cycling Advisory Committee Meeting of February 17, 2022, re: **Region of Peel Vision Zero Road Safety Strategic Plan Update**, be received.

**CYC006-2022**

1. That the **Cycling Advisory Committee Sub-Committee Minutes of December 20, 2021**, to the Cycling Advisory Committee Meeting of February 17, 2022, be received.

**CYC007-2022**

1. That the **Cycling Advisory Committee Community Ride Sub-Committee Minutes of January 17, 2022**, to the Cycling Advisory Committee Meeting of February 17, 2022, be received.

**CYC008-2022**

1. That the verbal update from Dayle Laing, Citizen Member, to the Cycling Advisory Committee Meeting of February 17, 2022, re: **Requesting Brampton Cycling Advisory Committee Participation In Earth Day Event - April 23, 2022**, be received.

**CYC009-2022**

That the Cycling Advisory Committee do now adjourn to meet again on  
Thursday, April 21, 2022 at 7:00 p.m. or at the call of the Chair

Carried

**9. Other Business/New Business**

Nil

**10. Referred/Deferred Matters**

- 10.1 Staff report re: Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision, Forestside Estates Inc. – KLM Planning Partners Inc., Ward 8 - File: OZS-2021-0021 & 21T-21007B

**This item was removed, as it was dealt with under item 7.2 at the March 2, 2022 City Council meeting pursuant to Resolution C043-2022**

**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 - File: OZS-2021-0056

**Dealt with under Item 5.3 - Recommendation PDC038-2022**

- 11.2 Correspondence re: Application to Amend the Official Plan and Zoning By-law, GSAI - c/o Umbria Developers Inc., South-West Corner of Chinguacousy Road and Bonnie Braes Drive, Ward 4 - File: OZS-2021-0044

**Dealt with under Item 5.4 - Recommendation PDC039-2022**

**12. Councillor Question Period**

**13. Public Question Period**

15 Minute Limit (regarding any decision made under this section)

During the meeting, the public may submit questions regarding recommendations made at the meeting via email to the City Clerk at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca), to be introduced during the Public Question Period section of the meeting.

**14. Closed Session**

Nil

**15. Adjournment**

**PDC043-2022**

That Planning and Development Committee do now adjourn to meet again on Monday, March 21, 2022, at 7:00 p.m., or at the call of the Chair.

Carried

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Regional Councillor M. Medeiros, Chair



## Minutes

### Planning and Development Committee The Corporation of the City of Brampton

**Monday, March 21, 2022**

Members Present: Regional Councillor M. Medeiros - Wards 3 and 4  
Regional Councillor P. Fortini - Wards 7 and 8  
Regional Councillor R. Santos - Wards 1 and 5  
Regional Councillor P. Vicente - Wards 1 and 5  
City Councillor D. Whillans - Wards 2 and 6  
Regional Councillor M. Palleschi - Wards 2 and 6  
City Councillor J. Bowman - Wards 3 and 4  
City Councillor C. Williams - Wards 7 and 8  
City Councillor H. Singh - Wards 9 and 10  
Regional Councillor G. Dhillon - Wards 9 and 10

Staff Present: Paul Morrison, Interim Chief Administrative Officer  
Richard Forward, Commissioner Planning and Development Services  
Allan Parsons, Director, Development Services, Planning, Building and Economic Development  
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development  
Steve Ganesh, Manager, Planning Building and Economic Development  
David Vanderberg, Manager, Planning Building and Economic Development  
Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development  
Anthony-George D'Andrea, Legal Counsel  
Stephen Dykstra, Development Planner, Planning, Building and Economic Development  
Andrew Ramsammy, Development Planner, Planning, Building and Economic Development  
Anand Balram, Policy Planner, Planning, Building and Economic Development

Nasir Mahmood, Development Planner, Planning, Building and Economic Development  
Angelo Ambrico, Development Planner, Planning, Building and Economic Development  
Alex Sepe, Development Planner, Planning, Building and Economic Development  
Bindu Shah, Principal Planner/Supervisor, Planning, Building and Economic Development  
Peter Fay, City Clerk  
Charlotte Gravlev, Deputy City Clerk  
Richa Ajitkumar, Acting Legislative Coordinator

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**1. Call to Order**

Note: In consideration of the current COVID-19 public health orders prohibiting large public gatherings of people and requirements for physical distancing between persons, in-person attendance at this Planning and Development Committee meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m. and adjourned at 10:42 p.m.

As this meeting of the Planning and Development Committee was conducted with electronic 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 Santos, Regional Councillor Vicente, Regional Councillor Palleschi, Regional Councillor Medeiros, City Councillor Bowman, Regional Councillor Fortini, City Councillor Williams, Regional Councillor Dhillon and City Councillor Singh

Members absent during roll call: City Councillor Whillans

City Councillor Whillans joined the meeting at 7:03 p.m.(personal)

**2. Approval of Agenda**

Committee discussion took place regarding the order of business and there was consensus to vary the order to consider Item 6.2, 7.5 and 11.1 be dealt with as the first items of business, followed by item 6.1.

The following motion was considered:

### **PDC044-2022**

That the Agenda for the Planning and Development Committee Meeting of March 21, 2022, be approved as amended to vary the order of business and deal with Item 6.2, 7.5 and 11.1 as the first item, followed by item 6.1.

Carried

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

Nil

### **4. Consent Motion**

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed 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.

(7.6 and 11.2 )

The following motion was considered:

### **PDC045-2022**

That the following items to the Planning and Development Committee Meeting of March 21, 2022, be approved as part of Consent:

(7.6 and 11.2)

A recorded vote was requested and the motion carried as follows:

Yea (10): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Vicente, Regional Councillor Santos, Regional Councillor Palleschi, City Councillor Whillans, City Councillor Bowman, City Councillor Williams, Regional Councillor Dhillon and City Councillor Singh

Nay (0): nil

Absent (0):

Carried (10-0-0)

Carried

**5. Statutory Public Meeting Reports**

- 5.1 Staff report re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Massi Homes Inc. – Candevcon Ltd., 11185 Airport Road, Ward 10 - File OZS-2021-0046

Stephen Dykstra, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, concept plan, public notice, current planning document status, items under review, next steps and contact information.

Peter Fay, City Clerk, noted that there were no delegations or correspondence for this item.

The following motion was considered:

**PDC046-2022**

1. That the staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Massi Homes Inc. – Candevcon Ltd., 11185 Airport Road, Ward 10 - File: OZS-2021-0046**, to the Planning and Development Committee Meeting of March 21, 2022, be received; and,
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.

Carried

- 5.2 Staff report re: Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision, 47-1 Country Properties Ltd. and Castlemore Country Properties Ltd. – Glen Schnarr & Associates Inc., Ward 10 - File OZS-2021-0050

Stephen Dykstra, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, concept plan, public notice, current planning document status, items under review, next steps and contact information.

Peter Fay, City Clerk, noted that there were no delegations or correspondence for this item.

Committee consideration of the matter included comments regarding sustainability metrics.

The following motion was considered:

**PDC047-2022**

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision, 47-1 Country Properties Ltd. and Castlemore Country Properties Ltd. – Glen Schnarr & Associates Inc., Northeast corner of Castlemore Road and Clarkway Drive, Ward 10, File OZS-2021-0050**, to the Planning and Development Committee Meeting of March 21, 2022 be received; and,
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.

Carried

- 5.3 Staff report re: Application for a Zoning By-law Amendment and Draft Plan of Subdivision, Emerald Castle Developments Inc. – Glen Schnarr & Associates Inc., Ward 10 - OZS-2021-0047 and 21T-21028B

Andrew Ramsammy, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, concept plan, public notice, current planning document status, items under review, next steps and contact information.

Peter Fay, City Clerk, noted that there were no delegations or correspondence for this item.

The following motion was considered:

**PDC048-2022**

1. That the staff report re: **Application for a Zoning By-law Amendment and Draft Plan of Subdivision, Emerald Castle Developments Inc. – Glen Schnarr & Associates Inc., 10431 The Gore Road, East of The Gore Road between Castlemore Road and Countryside Drive, Ward 10 - OZS-2021-0047 and 21T-21028B**, to the Planning and Development Committee Meeting of March 21, 2022 be received; and

2. That Planning, Building, and Economic Development 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.

Carried

- 5.4 Staff report re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, 10307 Clarkway Developments - Glen Schnarr & Associates Inc., North of Castlemore Road, East side of Clarkway Drive, Ward 10 - OZS-2021-0057 & 21T-21024B

Andrew Ramsammy, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, concept plan, public notice, current planning document status, items under review, next steps and contact information.

Item 6.5 was brought forward at this time.

Alessandra Altobelli, Brampton Resident expressed satisfaction with the staff presentation and indicated that she would contact the planner if she had any questions.

The following motion was considered:

**PDC049-2022**

1. That the staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision, 10307 Clarkway Developments - Glen Schnarr & Associates Inc., North of Castlemore Road, East side of Clarkway Drive, Ward 10 - File OZS-2021-0057**, to the Planning and Development Committee Meeting of March 21, 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 proposal and a comprehensive evaluation of the proposal; and,
3. That the delegation from Alessandra Altobelli, Brampton Resident, re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, 10307 Clarkway Developments - Glen Schnarr & Associates Inc., North of Castlemore Road, East side of Clarkway Drive, Ward 10 - File OZS-2021-0057, to the Planning and Development Committee Meeting of March 21, 2022 be received.

Carried

- 5.5 Staff report re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, Clarkway Country Property Ltd. - Glen Schnarr & Associates Inc., Ward 10 - OZS-2021-0058 & 21T-21025B

Andrew Ramsammy, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, concept plan, public notice, current planning document status, items under review, next steps and contact information.

Peter Fay, City Clerk, confirmed that no delegation requests or correspondence were received for this matter.

The following motion was considered:

**PDC050-2022**

1. That the staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision, Clarkway Country Property Ltd. - Glen Schnarr & Associates Inc., North of Castlemore Road, West side of Clarkway Drive, Ward 10 - File OZS-2021-0058**, to the Planning and Development Committee Meeting of March 21, 2022 be received; and,
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 proposal and a comprehensive evaluation of the proposal.

Carried

**6. Public Delegations (5 minutes maximum)**

- 6.1 Delegation from Ron Cooper, Brampton Resident re: Zoning By-law - Section 10.3 - Accessory buildings or structures and restrictions of this by-law

Ron Cooper, Brampton Resident presented information and photos regarding Backyard Shed Restrictions.

Councillor Whillans thanked Ron Cooper, Brampton Resident for his delegation.

The following motion was considered:

**PDC051-2022**

1. That the delegation from Ron Cooper, Brampton resident, to the Planning and Development Committee meeting of March 21, 2022 re: Backyard Shed Restrictions be received;

2. That staff report back to Planning and Development Committee to outline considerations for an amendment to the Zoning By-law to allow accessory buildings and structures on residential lots to be located in that portion of the exterior side yard situated between the rear main wall of the dwelling and the rear lot line (which functions as the rear yard from the perspective of homeowners).

Carried

- 6.2 Delegation re: Application to Amend the Official Plan and Zoning By-law, 2706376 Ontario Inc. – Blackthorn Development Corp., 30 McLaughlin Road S, Ward 3, File OZS-2021-0016

**Dealt with under Item 7.5 - Recommendation PDC052-2022**

- 6.3 Delegation re: Application to Amend the Official Plan, and Proposed Draft Plan of Subdivision, Weston Consulting / Hopewell Development - Pure Hurontario Street Holdings ULC & HD Hurontario Inc., Ward 2 - File OZS-2021-0028 & 21T-21008B

**Dealt with under Item 7.4 - Recommendation PDC054-2022**

- 6.4 Delegation re: City initiated Amendments to the Official Plan to Establish and Implement Secondary Plan Area 52 – Heritage Heights

**Dealt with under Item 7.1 - Recommendation PDC052-2022**

- 6.5 Delegation re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, 10307 Clarkway Developments - Glen Schnarr & Associates Inc., North of Castlemore Road, East side of Clarkway Drive, Ward 10 - OZS-2021-0057 & 21T-21024B

**Dealt with under Item 5.4 - Recommendation PDC049-2022**

- 6.6 Delegation re: Province of Ontario's Housing Affordability Task Force Report

**Dealt with under Item 7.7 - Recommendation PDC057-2022**

## **7. Staff Presentations and Planning Reports**

- 7.1 Staff presentation re: City Initiated Amendments to the Official Plan to Establish and Implement Secondary Plan Area 52 - Heritage Heights

Andrew McNeil, Manager, Planning, Building and Economic Development and Anand Balram, Senior Policy Planner, Planning and Development Services, presented an overview with respect to the subject policy.

Item 7.1, 7.2, 6.4 and 11.3 were brought forward at this time.

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

1. Gideon Forman, Transportation Policy Analyst, David Suzuki Foundation
2. Sylvia Roberts, Brampton Resident, via pre-recorded video

Committee recognized staff for their outstanding work on the Secondary Plan. Committee discussion took place and included the following:

- Potential for the Province to file an appeal on the secondary plan
- Highway Connectivity
- Impact of the development in other parts of the city
- Rapid Transit Intensification
- Discussion regarding Community Energy plans
- Question with respect to Regional support
  - work Collaboratively with MTO
  - Potential of regional roads that connect multiple municipalities
  - City Street funded through Development charges
- Questions and concerns regarding the transportation study and suggestion to provide study to members of Council
- Timeline of the proposal and suggestion to delay the plan for consideration
- Regional road allocation
- Risks associated with Highway 413
- Questions and comments regarding an alternate plan
- Details regarding the public engagement process – Statutory Public Meeting
- Impact regarding transmission facilities
- Legal Implications associated with the plan and potential liabilities and cost

- Questions and comments regarding environment assessment
- Question regarding the status of Caledon on the proposal
- Outcome of the economic studies
- Funds for infrastructure from other levels of government

The following motion was considered:

**PDC052-2022**

1. That the staff report re: **City initiated Amendments to the Official Plan to Establish and Implement Secondary Plan Area 52 – Heritage Heights**, to the Planning and Development Committee Meeting of March 21, 2022, be received;
2. That the Official Plan Amendments attached to this report be adopted;
3. That the staff presentation re: City initiated Amendments to the Official Plan to Establish and Implement Secondary Plan Area 52 – Heritage Heights, to the Planning and Development Committee Meeting of March 21, 2022, be received;
4. That the following delegation re: City initiated Amendments to the Official Plan to Establish and Implement Secondary Plan Area 52 – Heritage Heights, to the Planning and Development Committee Meeting of March 21, 2022, be received;
  1. Gideon Forman, Transportation policy analyst, David Suzuki Foundation
  2. Sylvia Roberts, Brampton Resident
5. That the following correspondence re: City initiated Amendments to the Official Plan to Establish and Implement Secondary Plan Area 52 – Heritage Heights, to the Planning and Development Committee Meeting of March 21, 2022, be received;
  1. Donna Fagon-Pascal, Chair and Todd Letts, CEO, Brampton Board of Trade, dated March 17, 2022
  2. Michael Gagnon, Managing Principal Planner, Gagnon Walker Domes Ltd. and Colin Chung, Partner, Glen Schnarr & Associates Inc., dated March 17, 2022
  3. Elizabeth Howson, Principal, Macaulay Shiomi Howson Ltd., dated March 18, 2022

4. Dana Anderson, Partner, MHBC Planning, on behalf of TransCanada PipeLines Limited, dated March 18, 2022, August 16, 2021 and November 9, 2020
5. Emma West, Bousfields Inc., dated March 21, 2022
6. Ryan Guetter, Executive Vice President and Jenna Thibault, Senior Planner, Weston Consulting, dated March 21, 2022

Carried

- 7.2 Staff report re: City initiated Amendments to the Official Plan to Establish and Implement Secondary Plan Area 52 – Heritage Heights

**Dealt with under Item 7.1 - Recommendation PDC052-2022**

- 7.3 Staff report re: City-Initiated Zoning By-law Amendment for Enclosed Utility Trailers

Committee discussion included opposition to the subject amendment and consensus to refer the item to the next Council meeting to allow staff to further consider Property Standards matters with regard to a number of complaints received with respect to Enclosed Utility Trailers.

During consideration of this matter, a Point of Order was raised by Regional Councillor Palleschi for staff to provide comments on the proposed amendment.

Staff responded to questions of clarification from Committee with respect to size restrictions, existing provisions and weight limitations.

Committee was satisfied with the clarification provided by staff and agreed to proceed with the proposed recommendations to report back on the online community survey results.

The following motion was considered:

**PDC053-2022**

1. That the staff report re: **City-Initiated Zoning By-law Amendment for Enclosed Utility Trailers**, to the Planning and Development Committee Meeting of March 21, 2022 be received; and,
2. That Planning, Building and Economic Development staff be directed to report back to the Planning and Development Committee with the results from an online community survey prior to proceeding with the statutory public meeting on a city-initiated Comprehensive Zoning By-law amendment to allow one enclosed utility

trailer on the driveway in the front yard or exterior side yard of residential lots, subject to further provisions.

Carried

- 7.4 Staff report re: Application to Amend the Official Plan, and Proposed Draft Plan of Subdivision, Weston Consulting / Hopewell Development - Pure Hurontario Street Holdings ULC & HD Hurontario Inc., Ward 2 - File OZS-2021-0028 & 21T-21008B

Andrew Ramsammy, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, concept plan, public notice, current planning document status, items under review, next steps and contact information.

Item 6.3 was brought forward at this time.

Michael Hayek, Development Planner, Hopewell Developments commented that he supports the recommendation report.

Kurt Franklin, Planner, Weston Consulting thanked staff for their hard work and noted his attendance to answer any inquiries from the Committee.

Committee discussion took place regarding the long-standing agreement of the property owner regarding access to the property.

The following motion was considered:

**PDC054-2022**

1. That the staff report re: **Application to Amend the Official Plan, and Proposed Draft Plan of Subdivision, Weston Consulting / Hopewell Development - Pure Hurontario Street Holdings ULC & HD Hurontario Inc. 10534 Hurontario Street, Ward 2 - File OZS-2021-0028 & 21T-21008B**, to the Planning and Development Committee Meeting of March 21, 2022 be received;
2. That the application to amend the Official Plan, and Proposed Draft Plan of Subdivision, submitted by Weston Consulting / Hopewell Development - Pure Hurontario Street Holdings ULC & HD Hurontario Inc. Ward: 2, Files OZS-2021-0028 and 21T-21008B, 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 amendments to the Official Plan including the Snelgrove-Heartlake Secondary Plan Area 1, generally in accordance with the draft by-law attached as Appendix 10 of this report be adopted; and,

4. That the delegation from Michael Hayek, Development Planner Hopewell Developments and Kurt Franklin, Planner, Weston Consulting re: Application to Amend the Official Plan, and Proposed Draft Plan of Subdivision, Weston Consulting / Hopewell Development - Pure Hurontario Street Holdings ULC & HD Hurontario Inc. 10534 Hurontario Street, Ward 2 - File OZS-2021-0028 & 21T-21008B, to the Planning and Development Committee Meeting of March 21, 2022 be received.

Carried

- 7.5 Staff report re: Application to Amend the Official Plan and Zoning By-law, 2706376 Ontario Inc. – Blackthorn Development Corp., 30 McLaughlin Road S, Ward 3, File OZS-2021-0016

Items 6.2 and 11.1 were brought forward at this time.

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

1. Dwijendar Bhattacharya, Brampton Resident
2. Gus Margou, Brampton Resident

Committee consideration of the matter included the following:

- Traffic impact studies
- Safety concerns
- Parking provisions
- Amenity space

The following motion was considered:

**PDC055-2022**

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, 2706376 Ontario Inc. – Blackthorn Development Corp., 30 McLaughlin Road S, Ward 3, File OZS-2021-0016**, to the Planning and Development Committee Meeting of March 21, 2022, be received;

2. That the Official Plan and Zoning By-law Amendment applications submitted by 2706376 Ontario 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 reasons set out in this Recommendation Report;

3. That the amendment to the Official Plan and Zoning By-law generally in accordance with the attached Appendix 11 and Appendix 12 to this report be adopted;

4. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, 2706376 Ontario Inc. – Blackthorn Development Corp., 30 McLaughlin Road S, Ward 3, File OZS-2021-0016, to the Planning and Development Committee Meeting of March 21, 2022, be received; and,

1. Dwijendar Bhattacharya, Brampton Resident

2. Gus Margou, Brampton Resident

5. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, 2706376 Ontario Inc. – Blackthorn Development Corp., 30 McLaughlin Road S, Ward 3, File OZS-2021-0016, to the Planning and Development Committee Meeting of March 21, 2022, be received;

1. Joanne MacKinnon, Brampton Resident, dated March 10, 2022

2. Monica Singh, Brampton Resident, dated March 15, 2022

3. Sohan Chouhan, Brampton Resident, dated March 15, 2022

Carried

- 7.6 ^Staff report re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, Candevcon Limited – TACC Developments (Gore Road) Inc., 9459 The Gore Road, Ward 10 - File OZS-2021-0037 & 21T-21014B

The following motion was considered:

**PDC056-2022**

1. That the staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision, Candevcon Limited – TACC Developments (Gore Road) Inc., 9459 The Gore Road, Ward 10 - File OZS-2021-0037 & 21T-21014B**, to the Planning and Development Committee Meeting of March 21, 2022, be received;

2. That the Zoning By-law Amendment and the Draft Plan of Subdivision application submitted by Candevcon Limited on behalf of TACC Developments (Gore Road) Inc., Ward 10, File: OZS-2021-0037 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 amendments to the Zoning By-law, generally in accordance with the attached Appendix 11 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

- 7.7 Staff report re: Province of Ontario's Housing Affordability Task Force Report  
Item 6.6 was brought forward and dealt with at this time.

Steve Pomeroy, Industry Professor, McMaster University, Canadian Housing Evidence Collaborative (CHEC), Focus Consulting Inc. withdrew his delegation due to the late hour.

Staff commented that the information provided by Steve Pomeroy, Industry Professor, McMaster University, Canadian Housing Evidence Collaborative (CHEC), Focus Consulting Inc. be taken into consideration as it relates to the report.

P. Fay, City Clerk, noted that the delegate will have the opportunity to register when the recommendation report is presented at the April 6, 2022 City Council meeting.

The following motion was considered:

**PDC057-2022**

1. That the staff report re: **Province of Ontario's Housing Affordability Task Force Report**, to the Planning and Development Committee meeting of March 21, 2022, be received;
2. That Council endorse positions contained in this staff report;

3. That a copy of the staff Recommendation Report be sent as information to the Ministry of Municipal Affairs and Housing, the Association for Municipalities Ontario and the Region of Peel;
4. That Council request the Province to provide additional information on the implementation of any of the recommendations of the Housing Affordability Task Force Report;
5. That Council advocate to the Province to consider recommendations that are relevant to local municipal housing needs and planning goals; and,
6. That Council advocate to the Province to provide sufficient time for municipal and stakeholder consultation on implementation of any new legislation arising from the Housing Affordability Task Force Report.

Carried

**8. Committee Minutes**

**9. Other Business/New Business**

**10. Referred/Deferred Matters**

**11. Correspondence**

- 11.1 Correspondence re: Application to Amend the Official Plan and Zoning By-law, 2706376 Ontario Inc. – Blackthorn Development Corp., 30 McLaughlin Road S, Ward 3, File OZS-2021-0016

**Dealt with under Item 7.5 - Recommendation PDC055-2022**

- 11.2 ^Correspondence from Daniel Pina, Planner, Policy Planning Policy and Regulation, Toronto and Region Conservation Authority dated March 7, 2022, re. TRCA Annual Regulation Mapping Update, 2021

**PDC058-2022**

That the correspondence from Daniel Pina, Planner, Policy Planning Policy and Regulation, Toronto and Region Conservation Authority dated March 7, 2022, re. **TRCA Annual Regulation Mapping Update, 2021**, to the Planning and Development Committee meeting of March 21, 2022, be received.

Carried

- 11.3 Correspondence re: City initiated Amendments to the Official Plan to Establish and Implement Secondary Plan Area 52 – Heritage Heights

**Dealt with under Item 7.1 - Recommendation PDC052-2022**

**12. Councillor Question Period**

Nil

**13. Public Question Period**

15 Minute Limit (regarding any decision made under this section)

During the meeting, the public may submit questions regarding recommendations made at the meeting via email to the City Clerk at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca), to be introduced during the Public Question Period section of the meeting.

**14. Closed Session**

Nil

**15. Adjournment**

The following motion was considered:

**PDC059-2022**

That Planning and Development Committee do now adjourn to meet again on Monday, April 11, 2022, at 7:00 p.m., or at the call of the Chair.

Carried

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Regional Councillor M. Medeiros, Chair



## Minutes

### Planning and Development Committee The Corporation of the City of Brampton

**Monday, April 11, 2022**

|                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Members Present: | Regional Councillor M. Medeiros - Wards 3 and 4<br>Regional Councillor P. Fortini - Wards 7 and 8<br>Regional Councillor R. Santos - Wards 1 and 5<br>Regional Councillor P. Vicente - Wards 1 and 5<br>City Councillor D. Whillans - Wards 2 and 6<br>Regional Councillor M. Palleschi - Wards 2 and 6<br>City Councillor J. Bowman - Wards 3 and 4<br>City Councillor C. Williams - Wards 7 and 8<br>City Councillor H. Singh - Wards 9 and 10                                                                                                                                |
| Members Absent:  | Regional Councillor G. Dhillon - Wards 9 and 10<br>Mayor Patrick Brown (ex officio)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Staff Present:   | Paul Morrison, Acting Chief Administrative Officer<br>Allan Parsons, Director, Development Services, Planning,<br>Building and Economic Development<br>Jeffrey Humble, Manager, Policy Planning<br>Steve Ganesh, Manager, Planning Building and Economic<br>Development<br>David Vanderberg, Manager, Planning Building and Economic<br>Development<br>Cynthia Owusu-Gyimah, Manager, Planning Building and<br>Economic Development<br>Sameer Akhtar, City Solicitor<br>Peter Fay, City Clerk<br>Charlotte Gravlev, Deputy City Clerk<br>Tammi Jackson, Legislative Coordinator |

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#### **1. Call to Order**

Note: In consideration of the current COVID-19 public health orders prohibiting large public gatherings of people and requirements for physical distancing between persons, in-person attendance at this Planning and Development Committee meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m. and adjourned at 7:17 p.m.

As this meeting of the Planning and Development Committee was conducted with electronic 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 Santos, Regional Councillor Vicente, Regional Councillor Palleschi, Regional Councillor Medeiros, City Councillor Bowman, Regional Councillor Fortini, City Councillor Williams, Regional City Councillor Whillans and City Councillor Singh

Members absent during roll call: Councillor Dhillon (personal)

**2. Approval of Agenda**

The following motion was considered.

**PDC060-2022**

That the Agenda for the Planning and Development Committee Meeting of April 11, 2022, be approved as published.

Carried

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

Nil

**4. Consent Motion**

In keeping with Council Resolution, agenda items will no longer be pre-marked for Consent Motion approval. 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, 7.3, 8.1, 11.1, 11.2, 11.3)

The following motion was considered:

**PDC061-2022**

That the following items to the Planning and Development Committee Meeting of April 11, 2022, be approved as part of Consent:

(7.1, 7.2, 7.3, 8.1, 11.1, 11.2, 11.3)

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams, and City Councillor Singh

Absent (2): Regional Councillor Dhillon , and Mayor Patrick Brown

Carried (9 to 0)

**5. Statutory Public Meeting Reports**

- 5.1 Staff report re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Redcliff Homes Inc. - C/O Gianni Del Degan – Glen Schnarr & Associates Inc., Ward 10 - File: OZS-2021-0060

Stephen Dykstra, Development Planner, Planning, Building and Economic Development, presented an overview of the application.

The following motion was considered.

**PDC062-2022**

1. That the staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Redcliff Homes Inc. (C/O Gianni Del Degan – Glen Schnarr & Associates Inc., Ward 10 - File: OZS-2021-0060**, to the Planning and Development Committee Meeting of April 11, 2022 be received; and,
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.

Carried

**6. Public Delegations (5 minutes maximum)**

- 6.1 Possible Delegation re: Site Specific Amendment to the Sign By-law 399-2002, as amended, TD Bank, 60 Peel Centre Drive, Unit 103 – Ward 7

**See Item 7.3 - Recommendation PDC065-2022**

**7. Staff Presentations and Planning Reports**

- 7.1 Staff report re: Application to Amend the Official Plan and Zoning By-law, and Proposed Draft Plan of Subdivision, 2640267 Ontario Inc. – Westport Development - 10799 Creditview Road, Ward 6 - File OZS-2020-0022

The following motion was considered.

**PDC063-2022**

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, and Proposed Draft Plan of Subdivision, 2640267 Ontario Inc. – Westport Development (Previously Castlebridge Development Group Ltd.) 10799 Creditview Road, Ward 6 - File OZS-2020-0022**, to the Planning and Development Committee Meeting of April 11, 2022, be received;

2 That Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Westport Development (Previously Castlebridge Development Group Ltd.) on behalf of 2640267 Ontario Inc., Ward: 6, Files: OZS-2020-0022, be approved, on the basis that it represents good planning, it is consistent with the Provincial Policy Statement, conforms 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, dated March 18, 2022;

3. That the amendments to the Fletchers Meadow Secondary Plan (Area 44), generally in accordance with Appendix 9 to this report be adopted; and

4. That the amendments to the Zoning By-law, generally in accordance with Appendix 12 to this report be adopted.

5. That the implementing Draft Plan of Subdivision Conditions generally in accordance with Appendix 13 of this report be approved.

Carried

- 7.2 Staff report re: Application to Amend the Official Plan and Zoning By-law, Weston Consulting – Black Creek Group, 2797180 Ontario Inc., Ward 2 - File OZS-2021-0017

The following motion was considered.

**PDC064-2022**

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Weston Consulting – Black Creek Group, 2797180 Ontario Inc., Ward 2 - File OZS-2021-0017**, to the Planning and Development Committee Meeting of April 11, 2022 be received;
2. That the Official Plan Amendment and Zoning By-law Amendment application submitted by Weston Consulting for Black Creek Group, 2797180 Ontario Inc., Ward 2, File OZS-2021-0017 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 revisions to the plan subsequent to the Public Meeting conducted on July 26, 2021, do not represent significant changes and that no further Public Meeting is required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act;
4. That the amendment to the Official Plan and Snelgrove-Heartlake Secondary Plan (Area 1), generally in accordance with the attached Appendix 13, respectively to this report be adopted; and
5. That the amendment to the Zoning By-law, generally in accordance with the attached Appendix 14 to this report be adopted.
6. That the following correspondence re: **Application to Amend the Official Plan and Zoning By-law, Weston Consulting – Black Creek Group, 2797180 Ontario Inc., Ward 2 - File OZS-2021-0017**, to the Planning and Development Committee meeting of April 11, 2022 be received:
  1. Mark Yarranton, KLM Planning Partners, dated April 4, 2022
  2. Jericho Tumanguil, Brampton resident, dated April 6, 2022
  3. Lee Williams, Brampton resident, dated April 6, 2022

Carried

- 7.3 Site Specific Amendment to the Sign By-law 399-2002, as amended, TD Bank, 60 Peel Centre Drive, Unit 103 – Ward 7

The following motion was considered.

**PDC065-2022**

1. That the staff report re: **Site Specific Amendment to Sign By-Law 399-2002, TD Bank, 60 Peel Centre Drive, Unit 103 – Ward 7**, to the Planning & Development Services Committee Meeting of April 11, 2022, 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 - March 22, 2022

**PDC066-2022**

That the Minutes of Brampton Heritage Board meeting of March 22, 2022, Recommendations HB012-2022 - HB017-2022, to the Planning and Development Committee Meeting of April 11, 2022, be approved as published and circulated.

The recommendations were approved as follows:

**HB012-2022**

That the agenda for the Brampton Heritage Board meeting of March 22, 2022, be approved as published and circulated.

**HB013-2022**

1. That the report from Merissa Lompart, Assistant Heritage Planner, Planning, Building, and Economic Development, dated March 16, 2022, to the Brampton Heritage Board Meeting of March 22, 2022, re: Heritage Impact Assessment, Snelgrove Baptist Church, 12061 Hurontario Street, Ward 2 be received;
2. That the Brampton Heritage Board approve the recommendations outlined in the Heritage Impact Assessment by Giamo Architects. Those recommendations are as follows:
  - a. Pursue the recommendation of Ruinification and symbolic conservation of the Snelgrove Baptist Church heritage building. This allows retention of the building in-situ, that the subject building is under-utilized, and that the exterior condition is degrading.

- b. This proposed strategy includes, but is not limited to:
- i. Stabilization work;
  - ii. Removing select interior finishes;
  - iii. Disconnecting services, e.g. water;
  - iv. Removing the front vestibule, salvaging the bricks for on-site reuse and salvaging the primary door;
  - v. Removing the window frames and glazing;
  - vi. A blind window approach where openings can potentially be infilled;
  - vii. Initially retaining the roof but eventually removing or replacing it: the basement could potentially be filled, and alternate drainage provided if it was removed.
- c. To complete this approach, the following is recommended:
- i. A conservation plan related to the reunification approach to address issues such as stabilization and adjacent landscaping;
  - ii. Heritage permit and documentation as required by the City of Brampton;
  - iii. Thorough documentation of the existing condition prior to any work;
  - iv. Commemoration plan, which at minimum would include a heritage interpretive plaque;
  - v. An exterior lighting plan;
  - vi. Periodic site review of the roof;
  - vii. Periodic site review of structure by a heritage-specialized structural engineer; and
3. That the delegation by Nabih Youssef, Rob El-Sayed, Maged Matta, Church of Archangel Michael and Saint Tekla; Michelle Bullough, Ria Al-Ameen, and Joey Giaimo, Guiamo Architects, to the Brampton Heritage Board meeting of March 22, 2022, re: Demolition Application, be received.

#### **HB014-2022**

That the presentation by Krista Rollings, Secretary Treasurer, Churchville Cemetery Board of Trustees, to the Brampton Heritage Board meeting of March 22, 2022, re: Churchville Cemetery be received.

#### **HB015-2022**

1. That the report from Merissa Lompart, Assistant Heritage Planner, Planning, Building, and Economic Development, dated March 15, 2022, to the Brampton Heritage Board Meeting of March 22, 2022, re: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 10244 Mississauga Road - Ward 6 be received;
2. That the following recommendations for designation be received:
  - a. That the designation of the property at 10244 Mississauga Road under Part IV, Section 29 of the Ontario Heritage Act (the “Act”) be approved;

- b. That staff be authorized to publish and serve the Notice of Intention to designate the property at 10244 Mississauga Road in accordance with the requirements of the Act;
  - c. That, in the event that no objections to the designation are received, a bylaw be passed to designate the subject property;
  - d. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Conservation Review Board; and,
  - e. That staff be authorized to attend any hearing process held by the Conservation Review Board in support of Council's decision to designate the subject property.
3. That the Heritage Permit Application for the property at 10244 Mississauga Road be approved for the following works as outlined in the application:
- a. Deconstruction or disassembly of the heritage resource as outlined in the Heritage Building Protection Plan (Appendix D);
  - b. Retention of materials outlined in the Heritage Building Protection Plan;

#### **HB016-2022**

1. That the report by Harsh Padhya, Heritage Planner, to the Brampton Heritage Board Meeting of March 22, 2022, re: Authority to Enter into a Heritage Easement Agreement and Presentation of Heritage Impact Assessment – 30 McLaughlin Road South (John Elliott farmstead) – Ward 3 (File H.EX. 30 McLaughlin South), be received;
2. That the Heritage Impact Assessment of the John Elliott Farmstead property at 30 McLaughlin Road South, titled: 30 McLaughlin Road South, City of Brampton Heritage Impact Assessment and Addendum, prepared by Leah Wallace (Heritage and Planning Services), and attached as Appendix A to this report (“HIA”) be received and accepted to endorse, in principle, the proposed relocation, retention and restoration of the significant portions of the one-and-a-half storey John Elliot Farmstead House; and,
3. That the Commissioner of Planning, Building and Economic Development be authorized to enter into a Heritage Easement Agreement with the Owner for the property at 30 McLaughlin Road South to secure the conservation, relocation and protection of the John Elliott Farmstead House (“Heritage Easement Agreement”), with content satisfactory to the Director of City Planning & Design, and in a form approved by the City Solicitor or designate.

#### **HB017-2022**

That the Brampton Heritage Board meeting of March 22, 2022 do now adjourn to meet again on April 26, 2022 at 7:00 p.m.

Carried

**9. Other Business/New Business**

**10. Referred/Deferred Matters**

**11. Correspondence**

- 11.1 Correspondence from Steve Clarke, Minister, Ministry of Municipality Affairs and Housing (MMAH), re: Phase 2 Consultation on Urban Valleys to Grow the Greenbelt

The following motion was considered.

**PDC067-2022**

That the following correspondence from Steve Clarke, Minister, Ministry of Municipality Affairs and Housing (MMAH) re: **Phase 2 Consultation on Urban Valleys to Grow the Greenbelt Proposed amendments to the Greenbelt Plan (2017) and Greenbelt Area Boundary Regulation (O. Reg 59/05) and Ideas for Adding more Urban River Valleys to the Greenbelt**, to the Planning and Development Committee meeting of April 11, 2022 be received.

Carried

- 11.2 Correspondence, re: Stop the Sprawl

The following motion was considered.

**PDC068-2022**

That the following correspondence re: Stop the Sprawl, to the Planning and Development Committee meeting of April 11, 2022 be received:

1. John MacRae, Co-Chair ecoCaledon, Caledon resident, dated March 26, 2022
2. Oliver Geoffrey Blakely, Brampton resident, dated, April 2, 2022
3. Vicki Tran, Mississauga resident, dated April 3, 2022
4. Dr. Mili Roy, Chair, on behalf of Ontario Regional Committee, Canadian Assn of Physicians for the Environment, dated April 5, 2022
5. Dr. Gail Krantzberg, Douglas Markoff, McMaster University, April 5, 2022

Carried

- 11.3 Correspondence, re: Application to Amend the Official Plan and Zoning By-law - Weston Consulting - Black Creek Group - 2797180 Ontario Inc. - Ward 2 - File OZS-2021-0017

**Dealt with under Item 7.2 - Recommendation PDC064-2022**

**12. Councillor Question Period**

Councillor Palleschi expressed concerns regarding area councillors not listed on the cover page of the application, and sought clarification regarding the change. Peter Fay, City Clerk clarified that they were there but it was passed over quickly in the presentation.

**13. Public Question Period**

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made under this section of the agenda. P. Fay, City Clerk, confirmed that no questions were submitted.

**14. Closed Session**

Nil

**15. Adjournment**

The following motion was considered.

**PDC069-2022**

That Planning and Development Committee do now adjourn to meet again on Monday, April 25, 2022, at 7:00 p.m., or at the call of the Chair.

Carried

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Regional Councillor M. Medeiros, Chair



## Minutes

### Planning and Development Committee The Corporation of the City of Brampton

Clerical Correction: (November 14, 2022) In accordance with Section 2.11 (7)(a) of Procedure By-law 160-2004, as amended, a clerical correction was made by the City Clerk's Office to amend item 6.2 to correct clause 2 to Recommendation PDC074-2022.

**Monday, April 25, 2022**

- Members Present:**
- Regional Councillor M. Medeiros - Wards 3 and 4
  - Regional Councillor P. Fortini - Wards 7 and 8
  - Regional Councillor R. Santos - Wards 1 and 5
  - Regional Councillor P. Vicente - Wards 1 and 5
  - City Councillor D. Whillans - Wards 2 and 6
  - Regional Councillor M. Palleschi - Wards 2 and 6
  - City Councillor J. Bowman - Wards 3 and 4
  - City Councillor C. Williams - Wards 7 and 8
  - City Councillor H. Singh - Wards 9 and 10
- Members Absent:**
- Regional Councillor G. Dhillon - Wards 9 and 10
  - Mayor Patrick Brown (ex officio)
- Staff Present:**
- Paul Morrison, Acting Chief Administrative Officer
  - Jason Schmidt-Shoukri, Commissioner, Planning, Building and Economic Development
  - Allan Parsons, Director, Development Services, Planning, Building and Economic Development
  - Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
  - Jeffrey Humble, Manager, Policy Planning
  - Steve Ganesh, Manager, Planning Building and Economic Development
  - David Vanderberg, Manager, Planning Building and Economic Development
  - Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development
  - Sameer Akhtar, City Solicitor
  - Peter Fay, City Clerk
  - Charlotte Gravlev, Deputy City Clerk
  - Tammi Jackson, Legislative Coordinator

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1. **Call to Order**

The meeting was called to order at 7:00 p.m. and adjourned at 8:32 p.m.

As this meeting of the Planning and Development Committee was conducted with electronic 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 Santos, Regional Councillor Vicente, Regional Councillor Palleschi, Regional Councillor Medeiros, City Councillor Bowman, Regional Councillor Fortini, City Councillor Williams, Regional City Councillor Whillans and City Councillor Singh

Members absent during roll call: Councillor Dhillon (personal)

**Note:** Public notice was given regarding Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – 13172589 Canada Inc., 39224 & 9230 Creditview Road, Ward 5, File: OZS-2022-0013 prior to publication of the meeting agenda. The application has since been withdrawn by the applicant with an appropriate public meeting cancellation notice issued by the City.

2. **Approval of Agenda**

**PDC070-2022**

That the Agenda for the Planning and Development Committee Meeting of April 25, 2022, be approved as amended to **withdraw** the following item:

7.7 Staff report re: **Application to Amend the Official Plan, Secondary Plan and Zoning By-law, Chacon Retirement Village Inc – Candevcon 9664 Goreway Drive, Ward 8 (File: OZS-2020-0008) Limited**

Carried

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

Nil

4. **Consent Motion**

In keeping with Council Resolution C019-2021, agenda items will no longer be pre-marked for Consent Motion approval. 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, 7.4, 7.5, 7.6, 8.1, 11.1, 11.5)

The following motion was considered:

**PDC071-2022**

That the following items to the Planning and Development Committee Meeting of April 25, 2022, be approved as part of the Consent Motion:

(7.1, 7.2, 7.4, 7.5, 7.6, 8.1, 11.1, 11.5)

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams, and City Councillor Singh

Absent (2): Regional Councillor Dhillon , and Mayor Patrick Brown

Carried (9 to 0)

**5. Statutory Public Meeting Reports**

- 5.1 Staff report re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, KLM Planning Associates Inc. – Greenvale Homes Ltd.

Item 6.3 were brought forward at this time.

Dana Jenkins, Development Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

In response to questions from the Committee, staff provided information regarding the implementation of sustainability scores beyond the Bronze threshold, and clarified the location on the application site.

P. Fay, City Clerk, confirmed that no delegations or correspondence were received for this item.

The following motion was considered.

**PDC072-2022**

1. That the staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision – KLM Planning Associates Inc. – Greenvale Homes Ltd – 2648 Countryside Drive (east side of Torbram Road north of Countryside Drive) – Ward 10 (Planning Building and Economic Development-2022-165 and City File OZS-2021-0065)**, to the Planning and Development Committee Meeting of April 25, 2022, be received; and

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 Zoning By-law and Draft Plan of Subdivision – KLM Planning Associates Inc. – Greenvale Homes Ltd – 2648 Countryside Drive (east side of Torbram Road north of Countryside Drive) – Ward 10 (Planning Building and Economic Development-2022-165 and City File OZS-2021-0065)**, to the Planning and Development Committee meeting of April 25, 2022 be received:

1. Alistair Shields, Senior Planner, KLM Planning Partners Inc.

Carried

- 5.2 Staff report re: Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – Branthaven Creditview Inc.,

P. Fay noted that this item was re-ordered on the agenda to be listed under the appropriate section as 5.2.

Items 6.1 and 11.2 were brought forward at this time.

Nitika Jagtiani, Development Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, design details, current land use designations,

preliminary issues, technical considerations, concept plan, next steps and contact information.

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

1. Satinder Malhotra & Gurpreet Malhotra, Brampton Resident
2. Nash Jeevraj, Brampton Resident
3. Paramjit Chahal, Brampton Resident
4. Philip Lee, Brampton Resident
5. Denis Leger, Brampton Resident
6. Cheryl Roy, Brampton Resident
7. Peter Baxter, Brampton Resident
8. Vipul Shah, Brampton Resident
9. Arya Patel, Brampton Resident

Staff responded to questions of clarification from Committee with respect to the Planning process, next steps and final recommendation report to Council.

The following motion was considered.

**PDC073-2022**

1. That the staff report re: Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, **Glen Schnarr & Associates Inc. – Branthaven Creditview Inc.**, 8940 Creditview Road, Ward: 4, (File: OZS-2022-0014), dated March 8, 2022 to the Planning and Development Committee Meeting of April 25, 2022, be received; and,
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 Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – Branthaven Creditview Inc., 8940 Creditview Road, Ward: 4, (File: OZS-2022-0014)**, to the Planning and Development Committee meeting of April 25, 2022 be received:
  1. Satinder Malhotra & Gurpreet Malhotra, Brampton Resident
  2. Nash Jeevraj, Brampton Resident
  3. Paramjit Chahal, Brampton Resident
  4. Philip Lee, Brampton Resident
  5. Denis Leger, Brampton Resident

6. Cheryl Roy, Brampton Resident
7. Peter Baxter, Brampton Resident
8. Vipul Shah, Brampton Resident
9. Arya Patel, Brampton Resident

4. That the following correspondence re: Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – Branthaven Creditview Inc., 8940 Creditview Road, Ward: 4, (File: OZS-2022-0014), to the Planning and Development Committee meeting of April 25, 2022 be received:

1. Satinder Malhotra, Brampton Resident, dated April 18, 2022
2. Nash Jeevraj, Brampton Resident, dated April 19, 2022
3. Paramjit Chahal, Brampton Resident, dated April 18, 2022
4. Philip Lee, Brampton Resident, dated April 19, 2022
5. Sachin and Meghna Kankran, Brampton Residents, dated April 19, 2022
6. Anton Rajeev Amirthanathan, Abiramy Ravindran Bernard and Manchula Joseph, Brampton Residents, dated April 17, 2022
7. Anna & Jorge Cardoso, Brampton Residents, dated April 7, 2022
8. Khalid Latif Khokhar, Brampton Resident, dated April 18, 2022
9. Mahesh Lad, Brampton Resident, dated April 17, 2022
10. Sukhija Sumit, Brampton Resident, dated April 14, 2022

Carried

## **6. Public Delegations (5 minutes maximum)**

- 6.1 Delegations re: Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – Branthaven Creditview Inc.,

### **Dealt with under Item 5.2 - Recommendation PDC073-2022**

- 6.2 Delegations re: Application to Amend the Official Plan and Zoning By-law, 1317675 Ontario Inc. – Glen Schnarr & Associates Inc., Southwest of Kings Cross Road and Kensington Road, Ward 7 (File: C04E05.032)

Items 7.3 and 11.1 were brought forward at this time.

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

1. Michael Gagnon, Managing Partner, Gagnon Walker Domes Inc., and,
2. Sylvia Roberts, Brampton Resident;

Councillor Williams suggested the following amendment be made to staff recommendation # 7 in the report:

- That the amendments to the Zoning By-law, as generally attached as Appendix 10 to this report, **as amended to prohibit grocery/supermarket and pharmacy/drug dispensary uses**, be adopted;

There was Committee consensus to refer the matter to the May 4, 2022 City Council meeting for further consideration.

Jason Smidht-Soukri, Commissioner, Planning, Building and Economic Development, suggested the report be referred to the City Council meeting of May 4, 2022 to allow staff and Legal Services to review the request and provide feedback.

Correspondence from Michael Gagnon, Gagnon Walker Domes Ltd., dated December 9, 2019 and June 7, 2021, were acknowledged by Committee.

The following motion was considered.

#### **PDC074-2022**

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, 1317675 Ontario Inc. – Glen Schnarr & Associates Inc., Southwest of Kings Cross Road and Kensington Road, Ward 7 (File: C04E05.032)**, to the Planning and Development Committee Meeting of April 25, 2022, be referred to the City Council meeting of May 4, 2022.
2. That the following delegations re: **Application to Amend the Official Plan and Zoning By-law, 1317675 Ontario Inc. – Glen Schnarr & Associates Inc., Southwest of Kings Cross Road and Kensington Road, Ward 7 (File: C04E05.032)**, to the Planning and Development Committee meeting of April 25, 2022 be received;
  1. Michael Gagnon, Managing Partner, Gagnon Walker Domes Inc., and,
  2. Sylvia Roberts, Brampton Resident;

3. That the correspondence from Michael Gagnon, Gagnon Walker Domes Ltd., dated December 9, 2019 and June 7, 2021, re: **Application to Amend the Official Plan and Zoning By-law, 1317675 Ontario Inc. – Glen Schnarr & Associates Inc., Southwest of Kings Cross Road and Kensington Road, Ward 7, (File: C04E05.032)** be received.

Carried

- 6.3 Delegations re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, KLM Planning Associates Inc. – Greenvale Homes Ltd., File: OZS-2021-0065

#### **Dealt with under Item 5.1 - Recommendation PDC072-2022**

### **7. Staff Presentations and Planning Reports**

- 7.1 Staff report re: City-initiated Zoning By-law Amendment (7, 11, and 15 Sun Pac Blvd.) Ward 8

The following motion was considered.

#### **PDC075-2022**

1. THAT the staff report re: **City-initiated Zoning By-law Amendment (7, 11, and 15 Sun Pac Blvd.) Ward 8**, to the Planning and Development Committee meeting of April 25, 2022, be received; and,
2. That the City-initiated Zoning By-law Amendment, Ward 8, file: OZS-2022-007, be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Polity 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; and,
3. That the amendments to the Zoning By-law are generally in accordance with the attached Appendix 12 be adopted; and,
4. That the following correspondence re: City-initiated Zoning By-law Amendment (7, 11, and 15 Sun Pac Blvd.) Ward 8, to the Planning and Development Committee meeting of April 25, 2022 be received:
  1. Frank Vani, President B/A, Amalgamated Transit Union Local 1573, dated April 20, 2022.

2. Sakeena Kaley, Property Manager, dated April 20, 2022

Carried

- 7.2 Staff report re: Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – Branthaven Creditview Inc.,

**Note:** *This item was re-ordered on the agenda to be listed under the appropriate section as 5.2.*

See Items 6.1 and 11.2

**Dealt with under Item 5.2 - Recommendation PDC073-2022**

- 7.3 Staff report re: Application to Amend the Official Plan and Zoning By-law, 1317675 Ontario Inc. – Glen Schnarr & Associates Inc., Southwest of Kings

**Dealt with under Item 6.2 - Recommendation PDC074-2022**

- 7.4 Staff report re: Application to Amend the Official Plan and Zoning By-law, Sunfield Investments (Church) Inc. – Weston Consulting, 172 Church Street East , Ward: 1

The following motion was considered.

**PDC076-2022**

1. That the staff report re: **Application to amend the Official Plan and Zoning By-law Weston Consulting – Sunfield Investments (Church) Inc. Ward: 1 (Report No.: Planning, Bld & EcDev-2022-375 And File OZS-2020-0026)** to the Planning and Development Committee Meeting of April 25, 2022, be received; and,
2. That the Official Plan Amendment and Zoning By-law Amendment submitted by Weston Consulting on behalf of Sunfield Investments (Church) Inc., Ward: 1, File: OZS-2020-0026, as revised, 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 and the Region of Peel Official Plan and the City's Official Plan, for the reasons set out in this Recommendation Report; and,
3. That the amendments to the Official Plan, attached as Appendix 13 to this report be adopted; and,

4. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 14 to this report be adopted; and,
5. That no further notice or public meeting be required for the attached Zoning Bylaw Amendment to Section 34(17); and.
6. That the Owner submits a revised Urban Design Brief to the satisfaction of the Commissioner, Planning and Development Services, prior to the enactment of the implementing By-laws as per recommendations 3 and 4.

Carried

7.5 Staff report re: Implementation of Approved 2022 Budget Fee Increase for Development and Site Plan Applications

The following motion was considered.

**PDC077-2022**

1. That the staff report re: **Implementation of Approved 2022 Budget Fee Increase for Development and Site Plan Applications**, to the Planning and Development Committee meeting of April 25, 2022, 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 Council approved budget increase amount of 23% as set out in Appendix A of this report; and,
3. That staff be directed to report back to Council with a Phase Two Comprehensive Fee Policy and By-law report.

Carried

7.6 Staff report re: Updating the Sustainable New Communities Program (RM 43/2020)

The following motion was considered.

**PDC078-2022**

1. That the staff report re: **Updating the Sustainable New Communities Program** to the Planning and Development Committee meeting of April 25, 2022, be received;

2. That Council approve the new Sustainability Score Thresholds, as outlined in Appendix 3 of this report, for new Block Plan, Draft Plan of Subdivision, and Site Plan applications submitted as of July 1, 2022;
3. That new Block Plan, Draft Plan of Subdivision, and Site Plan applications submitted as of July 1, 2022 achieve a minimum Sustainability Score that falls within the new Bronze Sustainability Score Threshold;
4. That new Draft Plan of Subdivision and Site Plan applications submitted as of January 1, 2023 demonstrate a minimum “Good” level building performance, as outlined in Appendix 4 of this report;
5. That Council endorse, in principle, the future increase in Sustainability Score Thresholds shown in Appendix 5 and the incremental enhancements to the minimum building performance targets as outlined in Appendix 4 of this report;
6. That staff report back to Planning and Development Services Committee prior to the end of 2023 regarding increasing the minimum building performance requirement, and requiring new Block Plan, Draft Plan of Subdivision, and Site Plan applications within designated urban/town centres and intensification corridors to achieve a minimum Sustainability Score that falls within the Silver Sustainability Score Threshold.
7. That staff report back to Planning and Development Services Committee on a proposed incentives strategy that would support the Sustainable New Communities Program.
8. That the following correspondence re: **Updating the Sustainable New Communities Program (RM 3/2020)**, to the Planning and Development Committee meeting of April 25, 2022 be received:
  1. Gabriella Kalapos, Executive Director, Clean Air Partnership., dated April 21, 2022
  2. Bryan Purcell, VP of Policy and Program, The Atmospheric Fund, dated April 22, 2022

Carried

- 7.7 Staff report re: Application to Amend the Official Plan, Secondary Plan and Zoning By-law, Chacon Retirement Village Inc – Candevcon 9664 Goreway Drive, Ward 8 (File: OZS-2020-0008) Limited

**Note:** As advised by staff, this item is withdrawn from the agenda to allow staff to consider additional information received from the applicant.

## **8. Committee Minutes**

### **8.1 Minutes - Age-Friendly Brampton Advisory Committee - March 29, 2022**

The following motion was considered.

#### **PDC079-2022**

That the Minutes of Age-Friendly Brampton Advisory Committee meeting of March 29, 2022, Recommendations AFC006-2022 - AFC011-2022, to the Planning and Development Committee Meeting of March 7, 2022, be approved as published and circulated.

The recommendations were approved as follows:

#### **AFC006-2022**

That the agenda for the Age-Friendly Brampton Advisory Committee meeting of March 29, 2022 be approved.

#### **AFC007-2022**

That the delegation by Raymond Applebaum, CEO of Peel Senior Link, to the Age-Friendly Brampton Advisory Committee meeting of March 29, 2022, re: Development of the Newly Formed Peel Council on Aging and Alignment with the Committee's work on Age-Friendly Communities be received.

#### **AFC008-2022**

That the presentation by Mirella Palermo, Policy Planner, to the Age-Friendly Brampton Advisory Committee meeting of March 29, 2022, re: Age-Friendly Directory & Video Testimonials – Staying Connected: Video Resource & Directory for Seniors and Caregivers, be received.

#### **AFC009-2022**

That the presentation by Mirella Palermo, Policy Planner, to the Age-Friendly Brampton Advisory Committee meeting of March 29, 2022, re: Designing Spaces for Seniors – Laneway Activation Pilot Program – New Horizons for Seniors Program 2022 Grant, be received.

#### **AFC010-2022**

That the presentation by Tristan Costa, Planner, to the Age-Friendly Brampton Advisory Committee meeting of March 29, 2022, re: Brampton Plan – Draft Policies Update be received.

#### **AFC011-2022**

That the Age-Friendly Brampton Advisory Committee do now adjourn to meet again on May 24, 2022 at 7:00 p.m.

**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, 1317675 Ontario Inc. – Glen Schnarr & Associates Inc., Southwest of Kings

**Dealt with under Item 6.2 - Recommendation PDC074-2022**

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

**Dealt with under Item 5.2 - Recommendation PDC073-2022**

- 11.3 Correspondence re: City-initiated Zoning By-law Amendment (7, 11, and 15 Sun Pac Blvd.) Ward 8

**Dealt with under Item 7.1 - Recommendation PDC075-2022**

- 11.4 Correspondence from Peter Fay, City Clerk, dated April 22, 2022, re: Cycling Advisory Committee Recommendation on Funding for the Ontario Active School Travel Program

The following motion was considered.

**PDC080-2022**

1. That the correspondence from Peter Fay, City Clerk, dated April 22, 2022, re: **Cycling Advisory Committee Recommendation on Funding for the Ontario Active School Travel Program**, to the Planning and Development Committee meeting of April 25, 2022, be received; and,
2. That the correspondence from Dayle Laing, Citizen Member, Cycling Advisory Committee, re: **Ontario Active Travel Program Continuation**, be sent to all Brampton MPP's to request that the funding for the Ontario

Active School Travel Program be included in the Government of Ontario's 2022/2023 budget.

Carried

- 11.5 Correspondence re: Updating the Sustainable New Communities Program (RM 43/2020)

**Dealt with under Item 7.6 - Recommendation PDC078-2022**

- 11.6 Correspondence from Infrastructure Ontario, dated April 25, 2022, re: Request to Update Notice Review Distribution List for Infrastructure Ontario

The following motion was considered.

**PDC081-2022**

That the correspondence from Infrastructure Ontario, dated April 25, 2022, re: Request to Update Notice Review Distribution List for Infrastructure Ontario be received.

Carried

**12. Councillor Question Period**

Nil

**13. Public Question Period**

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made under this section of the agenda. P. Fay, City Clerk, confirmed that no questions were submitted.

**14. Closed Session**

Nil

**15. Adjournment**

**PDC082-2022**

That Planning and Development Committee do now adjourn to meet again on Monday, May 16, 2022, at 7:00 p.m., or at the call of the Chair.

Carried

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Regional Councillor M. Medeiros, Chair



## Minutes

### Planning and Development Committee The Corporation of the City of Brampton

**Monday, May 16, 2022**

Members Present: Regional Councillor M. Medeiros - Wards 3 and 4 (Chair)  
Regional Councillor P. Fortini - Wards 7 and 8 (arrived late 7:15p.m. - personal)  
Regional Councillor R. Santos - Wards 1 and 5  
Regional Councillor P. Vicente - Wards 1 and 5  
City Councillor D. Whillans - Wards 2 and 6  
Regional Councillor M. Palleschi - Wards 2 and 6  
City Councillor J. Bowman - Wards 3 and 4  
City Councillor C. Williams - Wards 7 and 8  
City Councillor H. Singh - Wards 9 and 10  
Regional Councillor G. Dhillon - Wards 9 and 10 (arrived late 7:58 p.m. - personal)

Staff Present: Jason Schmidt-Shoukri, Commissioner, Planning, Building and Economic Development  
Allan Parsons, Director, Development Services, Planning, Building and Economic Development  
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development  
Jeffrey Humble, Manager, Policy Planning  
Steve Ganesh, Manager, Planning Building and Economic Development  
David Vanderberg, Manager, Planning Building and Economic Development  
Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development  
Sameer Akhtar, City Solicitor  
Peter Fay, City Clerk  
Charlotte Gravlev, Deputy City Clerk  
Tammi Jackson, Legislative Coordinator

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1. **Call to Order**

The meeting was called to order at 7:03 p.m. and adjourned at 9:45 p.m.

As this meeting of the Planning and Development Committee was conducted with electronic 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 Santos, Regional Councillor Vicente, Regional Councillor Palleschi, Regional Councillor Medeiros, City Councillor Bowman, City Councillor Williams, Regional City Councillor Whillans and City Councillor Singh; Regional Councillor Fortini, Regional Councillor Dhillon

2. **Approval of Agenda**

The following motion was considered.

**PDC083-2022**

That the Agenda for the Planning and Development Committee Meeting of May 16, 2022, be approved as published.

Carried

**Note:** Later in the meeting, on a two-thirds majority vote to reopen the question, the Approval of Agenda was **reopened** to allow additional delegations under item 6.2.

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

Nil

4. **Consent Motion**

In keeping with Council Resolution C019-2021, agenda items will no longer be pre-marked for Consent Motion approval. 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.  
(7.3, 7.4, 7.5, 8.1, 8.2)

The following motion was considered:

**PDC084-2022**

That the following items to the Planning and Development Committee Meeting of May 16, 2022, be approved as part of the Consent Motion:

(7.3, 7.4, 7.5, 8.1, 8.2)

A recorded vote was taken, with the results as follows.

Yea (8): Regional Councillor Medeiros - Wards 3 and 4 (Chair), Regional Councillor Fortini - Wards 7 and 8 (arrived late 7:15p.m. - personal), Regional Councillor Santos , Regional Councillor Vicente, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams, and City Councillor Singh

Absent (2): City Councillor Whillans, and Regional Councillor Dhillon - Wards 9 and 10 (arrived late 7:58 p.m. - personal)

Carried (8 to 0)

**5. Statutory Public Meeting Reports**

- 5.1 Staff report re: City-Wide Community Improvement Plan for Office Employment  
Item 11.3 was brought forward at this time.

Mirella Palermo, Policy Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, scope of work, making connections, community improvement plan, current state of office employment, immediate implementation recommendations, preferred incentive, planning framework summary, CIP implementation timeline and next steps and contact information.

In response to questions from the Committee, staff provided information regarding the application process and eligibility process and advised additional information would be outlined in the recommendation report.

The following motion was considered.

**PDC085-2022**

1. That the staff report re: **City-wide Community Improvement Plan for Office Employment**, to the Planning and Development Committee meeting of May 16, 2022, be received;
2. That Planning, Building and Economic Development staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and staff recommendation; and,
3. That the correspondence from Kevin Freeman, Director, Planning and Development, dated May 16, 2022, re: **City-wide Community Improvement Plan for Office Employment**, to the Planning and Development Committee meeting of May 16, 2022 be received.

Carried

- 5.2 Staff report re: City Initiated Official Plan Amendment and Administrative Authority By-law Amendment (Bill 13, Supporting People and Businesses Act, 2021 – Expanded Delegated Authority).

Carolyn Crozier, Strategic Leader, Policy Planning, Planning, Building and Economic Development presented an overview of the City-Initiated Official Plan Amendment and Administrative Authority By-law Amendment (Bill 13, Supporting People and Businesses Act, 2021 - Expanded Delegated Authority) that included location of the subject lands, draft official plan amendment and next steps.

Councillor Palleschi expressed concerns that the subject matter was brought forward to a public meeting as Council requested further information regarding the Bill 13, Supporting People and Businesses Act, 2021 and what Bill 13 means prior to this meeting.

Jason Schmidt-Shoukri, Commissioner, Planning, Building and Economic Development, advised staff have ensured the City of Brampton is in line with the spirit of Bill 13. Additional information can be provided to Council.

Allan Parsons indicated staff can report back and provide additional information regarding the Bill.

Chair Medeiros, suggested staff reach out to the Ward Councillors to arrange a time with staff for a briefing.

The following motion was considered.

## **PDC086-2022**

1. That the staff report re: **City-Initiated Official Plan Amendment and Administrative Authority By-law Amendment (Bill 13, Supporting People and Businesses Act, 2021 - Expanded Delegated Authority)** to the Planning and Development Committee meeting of May 16, 2022, be received; and,
2. That staff be directed to report back to Planning and Development Committee with the results of the Public Meeting and final recommendation; and,
3. That staff be directed to amend the City's Administrative Authority By-law should the proposed Official Plan Amendment be approved.

Carried

- 5.3 Staff report re: Application to Amend the Official Plan, Block Plan and Zoning By-law, Zia Mohammad and Shamyla Hammeed – Gagnon Walker Domes Ltd., 8671 Heritage Road, northeast of Heritage Road and Lionhead Golf Club Road, Ward 6 (File: OZS-2022-0002)

Items 6.3 and 11.2 were brought forward at this time.

Tejinder Sidhu, Development Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, proposal, design details, official plan designations, secondary plan designation, block plan designation, zoning by-law and zoning by-law amendment, Issues/opportunities and next steps.

The following delegation addressed Committee and provided a brief overview with respect to the subject application:

1. Richard Domes, Gagnon Walker Domes Ltd.

The following motion was considered.

## **PDC087-2022**

1. That the staff report re: **Application to Amend the Official Plan, Block Plan and Zoning By-law, Zia Mohammad and Shamyla Hammeed – Gagnon Walker Domes Ltd., 8671 Heritage Road - northeast of Heritage Road and Lionhead Golf Club Road; Ward 6 (File: OZS-2022-0002)**, dated April 27, 2022 to the Planning and Development Services Committee Meeting of May 16, 2022 be received; and,

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; and,

3. That the following correspondence re: **Application to Amend the Official Plan, Block Plan and Zoning By-law, Zia Mohammad and Shamyla Hammeed – Gagnon Walker Domes Ltd., 8671 Heritage Road - northeast of Heritage Road and Lionhead Golf Club Road; Ward 6 (File: OZS-2022-0002)**, to the Planning and Development Committee meeting of May 16, 2022 be received:

1. Simmy Dhamrait, Brampton Resident, dated May 5, 2022

2. Marsilino Bilatos, Brampton Resident, May 9, 2022

3. Pamella Bailey, Brampton Resident, May 10, 2022

4. That the delegation by Richard Domes, Gagnon Walker Dome Ltd., re: **Application to Amend the Official Plan, Block Plan and Zoning By-law, Zia Mohammad and Shamyla Hammeed – Gagnon Walker Domes Ltd., 8671 Heritage Road - northeast of Heritage Road and Lionhead Golf Club Road; Ward 6 (File: OZS-2022-0002)**, to the Planning and Development Committee meeting of May 16, 2022 be received.

Carried

- 5.4 Staff report re: Application to Amend the Official Plan and Zoning By-law, Weston Consulting – 2757566 Ontario Inc. 10254 Hurontario Street, Ward: 2 (File: OZS-2022-0009)

Item 6.4 was brought forward at this time.

Kelly Henderson, Development Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, proposal, design details, official plan designations, secondary plan designation, block plan designation, zoning by-law and zoning by-law amendment, Issues/opportunities and next steps.

The following delegation addressed Committee and provided a brief overview with respect to the subject application:

1. Michael Vani, Weston Consulting

The following motion was considered.

## **PDC088-2022**

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Weston Consulting – 2757566 Ontario Inc., 10254 Hurontario Street, Ward 2 (File: OZS-2022-0009)**, dated April 22<sup>nd</sup>, 2022, to the Planning and Development Committee meeting of May 16<sup>th</sup>, 2022 be received; and,
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 delegation by Michael Vani, Weston Consultant., re: **Application to Amend the Official Plan and Zoning By-law, Weston Consulting – 2757566 Ontario Inc., 10254 Hurontario Street, Ward 2 (File: OZS-2022-0009)**, to the Planning and Development Committee meeting of May 16, 2022 be received.

Carried

- 5.5 Staff report re: Application to Temporarily Amend the Zoning By-law, 2769197 Ontario Inc. – Glen Schnarr & Associates Inc., 8195 Winston Churchill Boulevard, Ward 6 (File: OZS-2022-0016)

Item 11.5 was brought forward at this time.

Noel Cubacub, Development Planner I, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, proposal, design details, official plan designations, secondary plan designation, block plan designation, zoning by-law and zoning by-law amendment, Issues/opportunities and next steps.

The following motion was considered.

## **PDC089-2022**

1. That the staff report re: **Application to Temporarily Amend the Zoning By-law, 2769197 Ontario Inc. – Glen Schnarr & Associates Inc. 8195 Winston Churchill Boulevard Ward 6 (File OZS-2022-0016)**, to the Planning and Development Committee Meeting of May 16<sup>th</sup>, 2022, be received; and,
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; and,

3. That the correspondence from Marc De Nardis, Gagnon Walker Domes, dated May 16, 2022, re: **Application to Temporarily Amend the Zoning By-law, 2769197 Ontario Inc. – Glen Schnarr & Associates Inc., 8195 Winston Churchill Boulevard, Ward 6 (File: OZS-2022-0016)**, to the Planning and Development Committee Meeting of May 16<sup>th</sup>, 2022, be received.

Carried

- 5.6 Staff report re: Application to Amend the Official Plan and the Main Street North Development Permit System By-law, SGL Planning and Design Inc. - Bristol Place Corp. (Solmar Development Corp.) (File: OZS-2022-0011)

Items 6.1 and 11.1 were brought forward at this time.

Carmen Caruso, Central Area Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, proposal, design details, official plan designations, secondary plan designation, block plan designation, zoning by-law and zoning by-law amendment, Issues/opportunities and next steps.

Constance Mendizabal Lout, Stefan Lout, Cynthia Rochefort, and Mari Anttila, Brampton Residents were not in attendance at the meeting.

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

1. Christopher Moon, Chair of the Trustee Board of Grace United Church at 156 Main Street North, Brampton
2. Deborah Bergamin, Brampton Resident
3. Rob Grainger, Brampton Resident
4. Jennifer McCutcheon, Brampton Resident
5. John Holman, Brampton Resident
6. Teresa Wisniewski, Brampton Resident

The following motion was considered.

**PDC090-2022**

1. That the report re: **Application to Amend the Official Plan and the Main Street North Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.), 199-221 Main Street North, 34-44 Thomas Street, and 4 Market Street, Ward 1 (File: OZS-2022-0011)**, to the Planning and Development Committee Meeting of May 16, 2022, be received; and,

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 delegations re: **Application to Amend the Official Plan and the Main Street North Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.), 199-221 Main Street North, 34-44 Thomas Street, and 4 Market Street, Ward 1 (File: OZS-2022-0011)**, to the Planning and Development Committee meeting of May 16, 2022 be received:

1. Christopher Moon, Chair of the Trustee Board of Grace United Church at 156 Main Street North, Brampton

2. Deborah Bergamin, Brampton Resident

3. Rob Grainger, Brampton Resident

4. Jennifer McCutcheon, Brampton Resident

5. John Holman, Brampton Resident

6. Teresa Wisniewski, Brampton Resident

4. That the following correspondence re: **Application to Amend the Official Plan and the Main Street North Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.), 199-221 Main Street North, 34-44 Thomas Street, and 4 Market Street, Ward 1 (File: OZS-2022-0011)**, to the Planning and Development Committee meeting of May 16, 2022 be received:

1. Constance Mendizabal Lout & Stefan Lout, Brampton Resident, dated April 18, 2022

2. Tracey Chaisson, Brampton Resident, dated May 10, 2022

3. Caroline, Brampton Resident, dated May 10, 2022

4. Brampton Resident, dated May 11, 2022

5. Teresa Wisniewski, Brampton Resident, dated May 13, 2022

Carried

**6. Public Delegations (5 minutes maximum)**

- 6.1 Delegations re: Application to Amend the Official Plan and the Main Street North Development Permit System By-law, SGL Planning and Design Inc. - Bristol Place Corp. (Solmar Development Corp.) (File: OZS-2022-0011)

**Dealt with under Item 5.6 - Recommendation PDC090-2022**

- 6.2 Delegations re: Application to Amend the Zoning By-law, Sukhman Raj – Corbett Land Strategies Inc., 58 Jessie Street, Ward: 3 (File: OZS-2021-0006)

Items 7.2 and 11.4 were brought forward at this time.

Correspondence from Megan Bennett, Brampton Resident., dated May 16, 2022, was acknowledged by Committee.

The following registered Delegations addressed the Committee:

1. Megan Bennett, Brampton Resident
2. Jonabelle Ceremuga, Senior Associate, Development Planner, Corbett Land Strategies
3. Dennis and Ruth Taylor, Brampton Residents

The following additional delegations were added to the agenda by a two-thirds vote of Committee, and addressed the Committee:

1. Doris Wilson, daughter of Brampton Resident
2. Duncan Gibson, Brampton Resident
3. Stewart Dalziel, Brampton Resident
4. John Corbett, Applicant, Corbett Land Strategies Inc.

John Corbett, Applicant, Corbett Land Strategies Inc. addressed committee and advised they would fully cooperate with staff and were willing to make changes.

In response to questions from the Committee, staff advised that all comments and concerns received to date have been addressed in the report. Staff advised that the site plan application process does not go before a governing body and that staff have the ability to make further changes at the site plan application stage if deemed necessary.

The following motion was considered.

## **PDC091-2022**

1. That the staff report re: **Application to Amend the Zoning By-law, Sukhman Raj – Corbett Land Strategies Inc., 58 Jessie Street, Ward 3 (City File: OZS-2021-0006)**, to the Planning and Development Committee Meeting of May 16, 2022, be received; and,
2. That the Zoning By-law Amendment application submitted by Corbett Land Strategies 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; and,
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 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; and,
5. That the following delegation re: **Application to Amend the Zoning By-law, Sukhman Raj – Corbett Land Strategies Inc., 58 Jessie Street, Ward 3 (City File: OZS-2021-0006)**, to the Planning and Development Committee meeting of May 16, 2022 be received:
  1. Megan Bennett, Brampton Resident
  2. Jonabelle Ceremuga, Senior Associate, Development Planner, Corbett Land Strategies
  3. Dennis and Ruth Taylor, Brampton Residents
  4. Doris Wilson, daughter of Brampton Resident
  5. Duncan Gibson, Brampton Resident
  6. Stewart Dalziel, Brampton Resident
  7. John Corbett, Applicant, Corbett Land Strategies Inc.
6. That the correspondence from Megan Bennett, Brampton Resident, dated May 16, 2022, re: **Application to Amend the Zoning By-law, Sukhman Raj – Corbett Land Strategies Inc., 58 Jessie Street, Ward 3 (City File: OZS-2021-0006)**, to the Planning and Development Committee meeting of May 16, 2022 be received.

- 6.3 Delegation re: Application to Amend the Official Plan, Block Plan and Zoning By-law, Zia Mohammad and Shamyla Hammeed – Gagnon Walker Domes Ltd., 8671 Heritage Road, northeast of Heritage Road and Lionhead Golf Club Road, Ward 6 (File: OZS-2022-0002)

**Dealt with under Item 5.3 - Recommendation PDC087-2022**

- 6.4 Delegation re: Application to Amend the Official Plan and Zoning By-law, Weston Consulting – 2757566 Ontario Inc. 10254 Hurontario Street, Ward: 2 (File: OZS-2022-0009)

**Dealt with under Item 5.4 - Recommendation PDC088-2022**

**7. Staff Presentations and Planning Reports**

- 7.1 Staff report re: Application to amend the Zoning By-law, W.E. Oughtred & Associates Inc. – Greenway Real Estate Inc., 5 Copper Road, Ward: 3 (City File: OZS-2021-0054)

David VanderBerg, Manager, Development Services, Planning, Building and Economic Development provided a brief overview of the application. Mr. VanderBerg advised that the applicant was not seeking any new changes to the property and was seeking permanent permission to the storage already existing.

The following motion was considered.

**PDC092-2022**

1. That the staff report re: **Application to amend the Zoning By-law, W.E. Oughtred & Associates Inc. – Greenway Real Estate Inc., 5 Copper Road, Ward: 3 (City File: OZS-2021-0054)**, dated April 4, 2022, to the Planning and Development Committee Meeting of May 16, 2022, be received; and,
2. That the Zoning By-law Amendment submitted by **W.E. Oughtred & Associates, on behalf of Greenway Real Estate Inc.**, (City File: OZS-2021-0054 and Planning, Bld & Ec Dev 2022-359), 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 Planning Recommendation Report; and,

3. That the amendments to the Zoning By-law, generally in accordance with Appendix 10 of this report be adopted.

Carried

- 7.2 Staff report re: Application to Amend the Zoning By-law, Sukhman Raj – Corbett Land Strategies Inc., 58 Jessie Street, Ward: 3 (File: OZS-2021-0006)

**Dealt with under Item 6.2 - Recommendation PDC091-2022**

- 7.3 ^ Staff report re: City Initiated Official Plan Amendment To Correct The Right of Way Widths for Clarkway Drive – Area 47 – Ward 10

The following motion was considered.

**PDC093-2022**

1. That the staff report re: **City Initiated Official Plan Amendment to correct the Right of Way widths for Clarkway Drive – Area 47 Block Plans** to the Planning and Development Committee meeting of May 16, 2022, be received, and;
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 A Place to Grow: 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, and;
3. That the amendment to the Official Plan, attached as Appendix D to this report, be adopted.

Carried

- 7.4 ^ Staff report re: Application to Amend the Zoning By-Law, Mattamy (Credit River) Limited - Korsiak Urban Planning 10201 Mississauga Road and 0 Mississauga Road, Ward: 6 (File: OZS-2020-0004)

The following motion was considered.

**PDC094-2022**

1. That the staff report re: **Application to amend the Zoning By-law, Mattamy (Credit River) Limited - Korsiak Urban Planning Inc., 10201 Mississauga Road and 0 Mississauga Road, Ward 6 (File: OZS-2020-0004)**, dated April

5, 2022, to the Planning and Development Committee Meeting of May 16, 2022 be received; and,

2. That the application to amend the Zoning By-law, submitted by Korsiak Urban Planning Inc. - Mattamy (Credit River) Limited. Ward: 6, Files OZS-2020-0004, 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; and,
3. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 12 to this report be adopted; and,
4. 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

- 7.5 ^ Staff report re: Application to Amend the Official Plan, Secondary Plan and Zoning By-law, City of Brampton Community Services - Recreation, 140 Howden Boulevard (BLK M, PL 857) and 150 Howden Boulevard (BLK N, PL 857), South of Howden Boulevard,

The following motion was considered.

**PDC095-2022**

1. That the staff report re: **Application to Amend the Official Plan, Secondary Plan and Zoning By-law, City of Brampton Community Services - Recreation, 140 Howden Boulevard (BLK M, PL 857) and 150 Howden Boulevard (BLK N, PL 857), South of Howden Boulevard, West of Central Park Drive, Ward 7 (OZS-2021-0031)**, dated April 7<sup>th</sup>, 2022, to the Planning and Development Committee Meeting of May 16, 2022, be received; and,
2. That the Official Plan Amendment, Secondary Plan Amendment and Zoning By-law Amendment submitted by City of Brampton Community Services – Recreation, Ward 7, File: OZS-2021-0031 be approved, on the basis that it represents good planning, is consistent with the Planning Act and Provincial Policy Statement, 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; and,

3. That the amendments to the Official Plan, the Bramalea Secondary Plan (Secondary Plan Area 3), generally in accordance with the attached Appendix 7, respectively to this report be adopted; and,

4. That the amendment to the Zoning By-law, generally in accordance with the attached Appendix 8 to this report be adopted.

Carried

## **8. Committee Minutes**

### **8.1 ^ Minutes – Brampton Heritage Board – April 26, 2022**

The following motion was considered.

#### **PDC096-2022**

That the Minutes of Brampton Heritage Board meeting of April 26, 2022, Recommendations HB018-2022 - HB027-2022, to the Planning and Development Committee Meeting of May 16, 2022, be approved as published and circulated.

The recommendations were approved as follows:

#### **HB018-2022**

That the agenda for the Brampton Heritage Board Meeting of April 26, 2022 be approved as amended, as follows:

##### **To add:**

11.5. Discussion Item at the Request of Regional Councillor Vicente, re: Gage Park Bandstand; and,

11.6. Discussion Item at the Request of Ken Wilde, re: Heritage Properties at 9393 McLaughlin Road North (Fletcher House), 1895 Mississauga Road, and LeFlar Plank House.

#### **HB019-2022**

1. That the following delegations re. 205, 207-209, 215-217, 219-221 Main Street North, to the Brampton Heritage Board Meeting of April 26, 2022, be received:

1. Laura Walter, Stantec Consulting;
2. David Waverman, Stantec Consulting;
3. Mauro Peverini, Bristol Place; and,

2. That the report titled: Resolution C094-2022 Regarding Potential Removal of 205, 207-209, 215-217 and 219-221 Main Street North from the City of

Brampton's Municipal Register of Cultural Heritage Resources – Ward 1, to the Brampton Heritage Board Meeting of April 26, 2022, be received; and,

3. That the Brampton Heritage Board is prepared to comment further on this matter after the Heritage Impact Assessment has been provided.

#### **HB020-2022**

1. That the report from Merissa Lompart, Assistant Heritage Planner; Planning, Building, and Economic Development, April 20, 2022, to the Brampton Heritage Board Meeting of April 26, 2022, re: Recommendation Report: Intention to Apply Heritage Listing for 7 David Street, Ward 1 be received;

2. That the Brampton Heritage Board approve the addition of 7 David Street to the City's Heritage Listed Properties, and the Municipal Register of Cultural Heritage Resources;

3. That staff be authorized to provide to the current property owner a Notice of Listing.

Heritage Listing for 84 Mill Street North, Ward 1, Merissa Lompart, Assistant Heritage Planner, Planning, Building and Economic Development, provided an overview of the subject report.

Staff responded to questions with respect to the existing plaque on the property.

#### **HB021-2022**

1. That the report from Merissa Lompart, Assistant Heritage Planner; Planning, Building, and Economic Development, March 15, 2022, to the Brampton Heritage Board Meeting of April 26, 2022, re: Recommendation Report: Intention to Apply Heritage Listing for 84 Mill Street North, Ward 1 be received;

2. That the Brampton Heritage Board approve the addition of 84 Mill Street North to the City's Heritage Listed Properties, and the Municipal Register of Cultural Heritage Resources;

3. That staff be authorized to provide to the current property owner a Notice of Listing.

Carried

## **HB022-2022**

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated April 14, 2022, to the Brampton Heritage Board Meeting of April 26, 2022, regarding the Heritage Impact Assessment 122-130 Main Street North and 7 Church Street East, City of Brampton by Architects Rasch Eckler Associates Ltd (AREA), dated April 12, 2022 be received; and,

2. That the following recommendations as per the Heritage Impact Assessment by AREA be followed:

a. That the historic house at 7 Church Street East merits designation under Part IV of the Ontario Heritage Act. This house has cultural heritage value as a rare example of Queen Anne and Italianate Styles combined.

- i. Through preservation and rehabilitation this heritage house will be preserved
- ii. The proposed development will not result in significant impacts to the heritage attributes of the 7 Church Street East Cultural Heritage Resource.

b. That the other listed heritage resource of the former Farr's Garage structure at 122-130 Main Street North does not merit designation under Part IV of the Ontario Heritage Act. This structure has been significantly altered from its original construction and therefore no longer incorporates any of the original architectural features of the 1920s Farr's Garage.

- i. The proposed mitigation strategy will provide the semi-circular form of its elevation in brick masonry integrated in the new development as a re-interpretation of the former 1920s façade.

c. That the following conservation or commemoration short-term actions be followed:

- i. Submit Demolition Permit Applications for the three non-heritage structures at 2, 6, and 10 Nelson Street East
- ii. Prepare a Heritage Conservation Plan in accordance with Section 8 of the Heritage Impact Assessment Terms of Reference, detailing the conservation approach (i.e. preservation, rehabilitation and/or restoration), the required actions and trades, and an implementation schedule to conserve the 7 Church Street East Heritage Resource and to commemorate the 122 Main Street North Heritage Resource.
- iii. Implement a Heritage Building Protection Plan (HBPP) for the 7 Church Street

East Heritage Resource until the Heritage Conservation Plan measures for conservation are implemented.

d. That the following conservation or commemoration long-term actions be followed:

- i. City Heritage Staff, the Brampton Heritage Board and ultimately council should designate the heritage house at 7 Church Street East under Part IV of the Ontario Heritage Act.
- ii. Implement other commemoration measures for the property such as an interpretive plaque in a location within the site and visible from the street to communicate the history and importance of the heritage resources incorporated in the development.

#### **HB023-2022**

1. That the report from Merissa Lompart, Assistant Heritage Planner; City Planning & Design, dated April 20, 2022 to the Brampton Heritage Board Meeting of April 26, 2022, re: Heritage Permit Application – 27 Church Street East, be received;

2. That the Heritage Permit application for 27 Church Street East for the replacement of the cedar ‘fish-scale’ shingles be approved.

#### **HB024-2022**

1. That the report from Merissa Lompart, Assistant Heritage Planner; City Planning & Design, dated April 20, 2022 to the Brampton Heritage Board Meeting of April 26, 2022, re: Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 1 Isabella Street, be received;

2. That the Heritage Permit application for 1 Isabella Street for the restoration and repair of the eaves, soffits, and fascia be approved;

3. That the Designated Heritage Property Incentive Grant application for the restoration and repair of the eaves, soffits, and fascia of 1 Isabella Street be approved, to a maximum of \$10,000.00, and;

4. The owner shall enter into a designated Heritage Property Incentive Grant

Agreement with the City as provided in Appendix C after City Council agrees to support the Grant.

**HB025-2022**

1. That the report from Merissa Lompart, Assistant Heritage Planner; City Planning & Design, dated April 20, 2022 to the Brampton Heritage Board Meeting of April 26, 2022, re: Heritage Permit Application – 55 Queen Street East, be received;

2. That the Heritage Permit application for 55 Queen Street East for the addition of an emergency exit on the east side of the building and all related interior alterations be approved.

**HB026-2022**

That staff report back to the Brampton Heritage Board with options for providing appropriate commemoration of the bandstand in Gage Park.

**HB027-2022**

That the Brampton Heritage Board do now adjourn to meet again on Tuesday, May 17, 2022 at 7:00 p.m. or at the call of the Chair.

Carried

8.2 ^ Minutes - Cycling Advisory Committee - April 21, 2022

The following motion was considered.

**PDC097-2022**

That the Minutes of Cycling Advisory Committee meeting of April 21, 2022, Recommendations CYC010-2022 - CYC019-2022, to the Planning and Development Committee Meeting of May 16, 2022, be approved as published and circulated.

The recommendations were approved as follows:

**CYC010-2022**

That the agenda for the Cycling Advisory Committee Meeting of April 21, 2022, be received as amended to add the following item:

7.7 Discussion Item at the request of Dayle Laing, Citizen Member, re: **Ontario Active Travel Program Continuation**

**CYC011-2022**

1. That the presentation from Nelson Cadete, Project Manager, Active Transportation, Planning Building and Economic Development, to the Cycling Advisory Committee Meeting of April 21, 2022, re: **Micromobility - Electric Scooter Pilot**, be received.

**CYC012-2022**

1. That the presentation from Nelson Cadete, Project Manager, Active Transportation, Planning Building and Economic Development, to the Cycling Advisory Committee Meeting of April 21, 2022, re: **2022 Pedal Poll - Velo Canada Bikes**, be received.

**CYC013-2022**

1. That the presentation from Dayle Laing, Citizen Member, to the Cycling Advisory Committee Meeting of April 21, 2022, re: **By-law Enforcement of Bike Lane Illegal Parking**, be received.

**CYC014-2022**

1. That the delegation from Neil Smith, Project Manager, Sustainable Transportation and Strategic Initiatives, Region of Peel, to the Cycling Advisory Committee Meeting of April 21, 2022, re: **Region of Peel 2021/2022 Active Transportation Implementation Update**, be received.

**CYC015-2022**

1. That the Cycling Advisory Committee Sub-Committee Minutes of February 10, 2022, to the Cycling Advisory Committee Meeting of April 21, 2022, be received.

**CYC016-2022**

1. That the Cycling Advisory Committee Sub-Committee Minutes of March 24, 2022, to the Cycling Advisory Committee Meeting of April 21, 2022, be received.

**CYC017-2022**

It is the position of the Cycling Advisory Committee that staff be requested to consider the following bicycle friendly amendments to the applicable City by-laws presented to Committee:

- that the speed limit on recreational trails be changed from the current 8 km/hour to 20 km/hour and that the following provision be included within the same section of the by-law - "no person shall ride upon or operate a bicycle, skateboard, in-line skates or roller-skates, coaster, scooter, toy vehicle, toboggan, sleigh, or any similar device on a recreational trail or park path recklessly or negligently in a manner dangerous to the public;
- defining the exception to ride a bike on the sidewalk by age (suggested age of 12 and under) as opposed to the diameter of the bicycle wheel;
- include a new provision respecting cyclists yielding to buses while engaged in boarding and alighting - "when riding a bicycle on a cycle track, bicycle lane or multi use path approaching a Brampton Transit bus which is engaged in boarding and alighting passengers, the person on the bicycle shall not pass to the right of the bus or approach nearer than 2 metres measured back from the rear or front entrance or exit."
- repeal the following two provisions relating to riding in a single file and allow the provision within the HTA address the positioning of slower vehicles:
  - Persons operating bicycles upon a roadway shall ride in single file.
  - A person operating a bicycle upon a roadway shall ride as near to the right hand side of the roadway as practicable and shall exercise due care when passing a standing vehicle or one proceeding in the same direction.
- consider the following changes to Section 21 (2) of the Consolidated Traffic By-law respecting bicycle lanes:

Where a lane of the highway has been designated for the use of bicycles only, no person shall:

(a) drive a vehicle other than a bicycle, public transit, police, fire, emergency medical service vehicle or maintenance vehicle while in-service or engaged in maintenance activities; or

(b) park or stop a vehicle other than a public transit, police, fire, emergency medical service vehicle or maintenance vehicle while in-service or engaged in maintenance activities.

- with respect to the new Highway Traffic Act definition for "power-assisted bicycle", contained within the Moving Ontarians More Safety Act (June 2021), it is the opinion of the committee that City by-laws be amended to permit and regulate the different classification of power-assisted bicycle based on the following guidance from the committee:

Type A (pedal-driven bicycle) - permitted to ride anywhere a standard bicycle is permitted to ride.

Type B (electric motor scooter) - should be prohibited to ride on a multi-use path, park path or recreational trail (infrastructure shared with pedestrians) and permitted on cycle track, boulevard bike paths and bike lanes.

Type C (electric motorcycle) - should be prohibited from riding along any infrastructure dedicated to active transportation.

#### **CYC018-2022**

1. That the correspondence from the Dayle Laing, Citizen Member, re: Ontario Active Travel Program Continuation, to the Cycling Advisory Committee meeting of April 21, 2022 be received; and,
2. That it is the position of the Cycling Advisory Committee that the correspondence be sent to all Brampton MPP's to request that the funding for the Ontario Active School Travel Program be included in the Government of Ontario's 2022/2023 budget.

#### **CYC019-2022**

1. That the Cycling Advisory Committee do now adjourn to meet again on Thursday, June 16, 2022 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 the Main Street North Development Permit System By-law, SGL Planning and Design Inc. - Bristol Place Corp. (Solmar Development Corp.) (File: OZS-2022-0011)

#### **Dealt with under Item 5.6 - Recommendation PDC090-2022**

- 11.2 Correspondence re: Application to Amend the Official Plan, Block Plan and Zoning By-law, Zia Mohammad and Shamyla Hammeed – Gagnon Walker Domes Ltd., 8671 Heritage Road, northeast of Heritage Road and Lionhead Golf Club Road, Ward 6 (File: OZS-2022-0002)

**Dealt with under Item 5.3 - Recommendation PDC087-2022**

- 11.3 Correspondence from Kevin Freeman, Director of Planning and Development, Kaneff Group, dated May 16, 2022, re: City-Wide Community Improvement Plan for Office Employment

**Dealt with under Item 5.1 - Recommendation PDC085-2022**

- 11.4 Correspondence from Megan Bennett, Brampton Resident, dated May 16, 2022 re: Application to Amend the Zoning By-law, Sukhman Raj – Corbett Land Strategies Inc., 58 Jessie Street, Ward: 3 (File: OZS-2021-0006)

**Dealt with under Item 6.2 - Recommendation PDC091-2022**

- 11.5 Correspondence from Marc De Nardis, Gagnon Walker Domes, dated May 16, 2022, re: Application to Temporarily Amend the Zoning By-law, 2769197 Ontario Inc. – Glen Schnarr & Associates Inc., 8195 Winston Churchill Boulevard, Ward 6 (File: OZS-2022-0016)

**Dealt with under Item 5.5 - Recommendation PDC089-2022**

**12. Councillor Question Period**

Nil

**13. Public Question Period**

Staff responded to questions from Melissa Bennett, Brampton Resident, regarding item 5.6 as follows:

1. Measures for protection of local wildlife
2. Process of applications by-passing residents and Council (Minister Zoning Orders)

**14. Closed Session**

Nil

**15. Adjournment**

The following motion was considered.

**PDC098-2022**

That Planning and Development Committee do now adjourn to meet again on Monday, June 6, 2022, at 7:00 p.m., or at the call of the Chair.

Carried

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Regional Councillor M. Medeiros, Chair



## Minutes

### Planning and Development Committee The Corporation of the City of Brampton

**Monday, June 6, 2022**

- Members Present:**
- Regional Councillor M. Medeiros - Wards 3 and 4
  - Regional Councillor P. Fortini - Wards 7 and 8
  - Regional Councillor R. Santos - Wards 1 and 5
  - Regional Councillor P. Vicente - Wards 1 and 5
  - City Councillor D. Whillans - Wards 2 and 6
  - City Councillor J. Bowman - Wards 3 and 4
  - City Councillor H. Singh - Wards 9 and 10
  - Regional Councillor G. Dhillon - Wards 9 and 10
  - Mayor Patrick Brown (ex officio)
- Members Absent:**
- Regional Councillor M. Palleschi - Wards 2 and 6 (personal)
  - City Councillor C. Williams - Wards 7 and 8 (personal)
- Staff Present:**
- Allan Parsons, Director, Development Services, Planning, Building and Economic Development
  - Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
  - Jeffrey Humble, Manager, Policy Planning
  - Steve Ganesh, Manager, Planning Building and Economic Development
  - David Vanderberg, Manager, Planning Building and Economic Development
  - Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development
  - Paul Morrison, Acting Chief Administrative Officer
  - Sameer Akhtar, City Solicitor
  - Peter Fay, City Clerk
  - Charlotte Gravlev, Deputy City Clerk
  - Tammi Jackson, Legislative Coordinator

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1. **Call to Order**

As this meeting of the Planning and Development Committee was conducted with electronic 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 Santos, Regional Councillor Vicente, Regional Councillor Medeiros (Chair), City Councillor Bowman, Regional Councillor Fortini, Regional Councillor Dhillon, City Councillor Singh and City Councillor Whillans.

Members absent during roll call: City Councillor Williams (personal); Regional Councillor Palleschi (personal).

The meeting was called to order at 7:02 p.m., and adjourned at 10:35 p.m.

2. **Approval of Agenda**

**PDC102-2022**

That the agenda for the Special Planning and Development Committee Meeting of June 6, 2022 be approved as amended:

**To add:**

- 9.1. Discussion at the request of Councillor Fortini re: **The New Brampton Plan**

**To defer:**

- 7.2 Staff report re: **Application to amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision, Glen Schnarr & Associates - Georgian Mayfield Inc./ Sterling Chase Inc. - 6875 and 6889 Mayfield Road, Ward 10**, to the meeting of June 20, 2022 Planning and Development Committee.

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

Nil

#### **4. Consent Motion**

In keeping with Council Resolution C019-2021, agenda items will no longer be pre-marked for Consent Motion approval. 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, 8.2)

The following motion was considered:

##### **PDC103-2022**

That the following items to the Planning and Development Committee Meeting of June 6, 2022, be approved as part of the Consent Motion:

(7.1, 8.1, 8.2)

A recorded vote was taken, with the results as follows.

Yea (8): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, City Councillor Bowman, City Councillor Singh, and Regional Councillor Dhillon

Absent (3): Regional Councillor Palleschi - Wards 2 and 6 (personal), City Councillor Williams - Wards 7 and 8 (personal), and Mayor Patrick Brown

Carried (8 to 0)

#### **5. Statutory Public Meeting Reports**

##### **5.1 Staff report re: City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45**

Neil Chadda, Policy Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, proposal, design details, official plan designations, secondary plan designation, block plan designation, zoning by-law and zoning by-law amendment, issues/opportunities and next steps.

Items 6.1 and 11.1 were brought forward at this time.

The order of speakers was varied with committee approval.

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

1. Deepi Purba, Brampton Resident
2. Jasbir Singh, Brampton Resident
3. Vipul Shah, Brampton Resident
4. Kuljit Singh Janjua, Brampton Resident
5. Dezi Yang, Brampton Resident
6. Teghbir Singh Kairon, Brampton Resident
7. Rohit Airriderz, Brampton Resident
8. Samir Shah, Brampton Resident
9. Weiguo Xie, Brampton Resident
10. Amy Chen, Brampton Resident
11. Charanjit S. Khaira, Brampton Resident
12. Nash Jeevraj, Brampton Resident
13. Manvir Dulai, Brampton Resident
14. Dan Zakovitz, Brampton Resident
15. Satinder Malhotra, Brampton Resident
16. Mandeep Singh Kochar, Brampton Resident
17. Vikas Hanrou, Brampton Resident
18. Tushar Mahendra, Brampton Resident
19. Manesh Patel, Brampton Resident
20. Paramjit Chahal, Brampton Resident
21. Meetu Mahendra, Brampton Resident
- 22 Sharon Zhang, Brampton Resident
23. Sally Fasulo, Brampton Resident

#### 24. Gagan Tantry, Brampton Resident

David Gu, Zhong Zhao, James Xia, Gracie, Owen Huang, Ishleen Kambo, Sandeep Mamgain, Brampton Residents were not in attendance at the meeting.

In response to questions from the Committee, staff provided information regarding next steps and advised additional information would be outlined in the recommendation report.

The following correspondence was acknowledged by Committee:

1. Mahesh Lad, Brampton Resident, dated May 17, 2022
2. Dezi Yang, Brampton Resident, dated May 23 and May 25, 2022
3. Zhong Zhao, Brampton Resident, dated May 26, 2022
4. Amy Chen, Brampton Resident, received May 27, 2022
5. Owen Huang, Brampton Resident, dated May 28, 2022
6. Kuljit Singh Janjua, Brampton Resident, dated May 30, 2022
7. Marshall Smith, Senior Planner, KLM Planning Partners Inc., dated May 30, 2022
8. Jasbir Singh, Brampton Resident, dated May 30, 2022
9. Marshall Smith, Senior Planner, KLM Planning Partners Inc., dated May 30, 2022
10. Jackie and Danny Cheisa, Brampton Residents, dated May 30, 2022
11. Nazima & Dinesh Wadhwani, Brampton Resident, dated May 30, 2022

The following motion was considered.

#### **PDC104-2022**

1. That the staff report re: **City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45 - Ward 5**, to the Planning and Development Committee meeting of June 06, 2022, be received.
2. That Planning, Building and Economic Development Department staff be directed to report back to Planning & Development Services Committee with the results of the Public Meeting and a staff recommendation; and,
3. That the following delegations re: **City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45 - Ward 5**, to the Planning and Development Committee Meeting of June 6, 2022, be received:

1. Deepi Purba, Brampton Resident
2. Jasbir Singh, Brampton Resident
3. Vipul Shah, Brampton Resident
4. Kuljit Singh Janjua, Brampton Resident
5. Dezi Yang, Brampton Resident
6. Teghbir Singh Kairon, Brampton Resident
7. Rohit Airriderz, Brampton Resident
8. Samir Shah, Brampton Resident
9. Weiguo Xie, Brampton Resident
10. Amy Chen, Brampton Resident
11. Charanjit S. Khaira, Brampton Resident
12. Nash Jeevraj, Brampton Resident
13. Manvir Dulai, Brampton Resident
14. Dan Zakovitz, Brampton Resident
15. Satinder Malhotra, Brampton Resident
16. Mandeep Singh Kochar, Brampton Resident
17. Vikas Hanrou, Brampton Resident
18. Tushar Mahendra, Brampton Resident
19. Manesh Patel, Brampton Resident
20. Paramjit Chahal, Brampton Resident
21. Meetu Mahendra, Brampton Resident
- 22 Sharon Zhang, Brampton Resident
23. Sally Fasulo, Brampton Resident
24. Gagan Tantry, Brampton Resident

4. That the following correspondence re: **City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45 - Ward 5**, to the Planning and Development Committee Meeting of June 6, 2022, be received:

1. Mahesh Lad, Brampton Resident, dated May 17, 2022

2. Dezi Yang, Brampton Resident, dated May 23 and May 25, 2022
3. Zhong Zhao, Brampton Resident, dated May 26, 2022
4. Amy Chen, Brampton Resident, received May 27, 2022
5. Owen Huang, Brampton Resident, dated May 28, 2022
6. Kuljit Singh Janjua, Brampton Resident, dated May 30, 2022
7. Marshall Smith, Senior Planner, KLM Planning Partners Inc., dated May 30, 2022
8. Jasbir Singh, Brampton Resident, dated May 30, 2022
9. Marshall Smith, Senior Planner, KLM Planning Partners Inc., dated May 30, 2022
10. Jackie and Danny Cheisa, Brampton Residents, dated May 30, 2022
11. Nazima & Dinesh Wadhwani, Brampton Resident, dated May 30, 2022

Carried

- 5.2 Staff report re: Application to Amend the Zoning By-law, 2820453 Ontario Inc. – Candevcon Limited, 0 Old Castlemore Road (North side of Old Castlemore Road, between Clarkway Drive and Highway 50) - Ward 10 (File: OZS-2022-0020)

Andrew Ramsammy, Policy Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, proposal, design details, official plan designations, secondary plan designation, block plan designation, zoning by-law and zoning by-law amendment, issues/opportunities and next steps.

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

The following motion was considered.

**PDC105-2022**

1. That the staff report re: Application to Amend the Zoning By-law, **Candevcon Limited – 2820453 Ontario Inc., 0 Old Castlemore Road – Ward 10 (City**

**File: OZS-2022-0020**), dated May 16, 2022 to the Planning and Development Committee Meeting of June 6, 2022 be received; and,

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.

Carried

- 5.3 Staff report re: Application for a Temporary (3 years) Use Zoning By-law Amendment, 2458171 Ontario Inc. – Blackthorn Development Corp, 3420 Queen Street East - Ward 8 (City File OZS-2022-0022)

Elaha Safi, Development Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, proposal, design details, official plan designations, secondary plan designation, block plan designation, zoning by-law and zoning by-law amendment, issues/opportunities and next steps.

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

The following motion was considered.

**PDC106-2022**

1. That the staff report re: **Application for a Temporary Use Zoning By-law Amendment, 2458171 Ontario Inc. – Blackthorn Development Corp., 3420 Queen Street East, Ward 8 (City File OZS-2022-0022)**, dated April 28, 2022 to the Planning and Development Committee Meeting of June 6, 2022, be received; and,
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 completion of circulating the application and a comprehensive evaluation of the proposal.

Carried

5.4 Staff report re: Application to Amend the Official Plan and the Zoning By-law, Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd., 277 Vodden Street North - Ward 5 (File: OZS-2022-0001)

Carmen Caruso, Development Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, proposal, design details, official plan designations, secondary plan designation, block plan designation, zoning by-law and zoning by-law amendment, issues/opportunities and next steps.

Items 6.2 and 11.2 was brought forward at this time.

Mark Hamidi, Akua Appiah, Ruth and Wendy Lataille, Brampton Residents, listed on the agenda to delegate, were not in attendance at the meeting.

Audric Montuno, Brampton Resident was in attendance and withdrew his delegation.

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

1. Richard Domes, Gagnon Walker Domes Ltd.
2. Jonelle Alleyne, Brampton Resident
3. Antonella Faso and Roberto Faso, Brampton Residents,
4. Max Morrow and Amity Lam, Brampton Residents
5. Wendy Bouchard, Brampton Resident

The following correspondence was acknowledged by Committee:

1. Debbie Desrocher, Brampton Resident, dated May 17, 2022
2. Lisa Gerrie , Brampton Resident, dated May 24, 2022
3. Michelle Sewell, Brampton Resident, dated April 8, 2022
4. Akua Appiah, Brampton Resident, dated May 17, 2022
5. Lucas Girouard, Brampton Resident, dated May 24, 2022
6. Mike Ner, Brampton Resident, dated May 22, 2022
7. Elisabeta Ramona Sorbun, Brampton Resident, dated May 24, 2022
8. Rob and Sue Simpson, Brampton Residents, dated May 26, 2022
9. Steve Hotchkiss, Brampton Resident, dated May 19, 2022

10. Kaitlyn Streeter, Brampton Resident, dated May 16, 2022
11. Jose Maria Paredes, Brampton Resident, dated May 29, 2022
12. Max Morrow and Amity Lam, Brampton Residents, dated May 27, 2022
13. Denise Choo Son, Brampton Resident, dated May 30, 2022
14. Karla Bravo, Brampton Resident, dated May 31, 2022
15. Corinne Campbell, Brampton Resident, dated May 31, 2022
16. Cheryl Stewart, Brampton Resident, dated May 31, 2022
17. Harikrishan Bihal, Brampton Resident, dated May 31, 2022
18. Linda Beard, Brampton Resident, dated May 31, 2022
19. Debbie Caswell, Brampton Resident, dated May 31, 2022
20. Julie Robinson, Brampton Resident, dated June 1, 2022
21. Elijah Chand, Brampton Resident, dated June 1, 2022
22. Randy Bygrave, Brampton Resident, dated May 31, 2022
23. Lee-Ann Cowan, Brampton Resident, dated June 2, 2022

In response to questions from the Committee, staff provided information regarding the rational behind the reduction in parking spaces with new developments.

The following motion was considered.

**PDC107-2022**

1. That the staff report re: **Application to Amend the Official Plan and the Zoning By-law, Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd., 227 Vodden Street East, Ward 1 (File: OZS-2022-0001)**, to the Planning and Development Committee Meeting of June 6, 2022, be received, and,
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 and the Zoning By-law, Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd., 227 Vodden Street East, Ward 1 (File: OZS-2022-0001)**, to the Planning and Development Committee Meeting of June 6, 2022, be received:

1. Debbie Desrocher, Brampton Resident, dated May 17, 2022
  2. Lisa Gerrie , Brampton Resident, dated May 24, 2022
  3. Michelle Sewell, Brampton Resident, dated April 8, 2022
  4. Akua Appiah, Brampton Resident, dated May 17, 2022
  5. Lucas Girouard, Brampton Resident, dated May 24, 2022
  6. Mike Ner, Brampton Resident, dated May 22, 2022
  7. Elisabeta Ramona Sorbun, Brampton Resident, dated May 24, 2022
  8. Rob and Sue Simpson, Brampton Residents, dated May 26, 2022
  9. Steve Hotchkiss, Brampton Resident, dated May 19, 2022
  10. Kaitlyn Streeter, Brampton Resident, dated May 16, 2022
  11. Jose Maria Paredes, Brampton Resident, dated May 29, 2022
  12. Max Morrow and Amity Lam, Brampton Residents, dated May 27, 2022
  13. Denise Choo Son, Brampton Resident, dated May 30, 2022
  14. Karla Bravo, Brampton Resident, dated May 31, 2022
  15. Corinne Campbell, Brampton Resident, dated May 31, 2022
  16. Cheryl Stewart, Brampton Resident, dated May 31, 2022
  17. Harikrishan Bihal, Brampton Resident, dated May 31, 2022
  18. Linda Beard, Brampton Resident, dated May 31, 2022
  19. Debbie Caswell, Brampton Resident, dated May 31, 2022
  20. Julie Robinson, Brampton Resident, dated June 1, 2022
  21. Elijah Chand, Brampton Resident, dated June 1, 2022
  22. Randy Bygrave, Brampton Resident, dated May 31, 2022
  23. Lee-Ann Cowan, Brampton Resident, dated June 2, 2022
- 
4. That the following delegations re: **Application to Amend the Official Plan and the Zoning By-law, Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd., 227 Voddan Street East, Ward 1 (File: OZS-2022-0001)**, to the Planning and Development Committee Meeting of June 6, 2022, be received:

1. Richard Domes, Gagnon Walker Domes Ltd.
2. Jonelle Alleyne, Brampton Resident
3. Antonella Faso and Roberto Faso, Brampton Residents,
4. Max Morrow and Amity Lam, Brampton Residents
5. Wendy Bouchard, Brampton Resident

Carried

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

Items 6.3 and 11.3 were brought forward at this time.

Alex Sepe, Development Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, proposal, design details, official plan designations, secondary plan designation, block plan designation, zoning by-law and zoning by-law amendment, issues/opportunities and next steps.

Amy Shepherd, Associate, Manager, Planning, IBI Group, provided a brief overview of Peel Housing Corporation at 10 Knightsbridge Road in Ward 7.

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

The following correspondence was acknowledged by Committee:

1. Dr. Michael J. Hardy, Brampton Resident, dated May 26, 2022
2. Alice Dymment, Brampton Resident, dated May 16, 2022
3. Sharon Baker, Brampton Resident, dated May 14, 2022
4. Leonora Stante, Brampton Resident, dated May 31, 2022
5. Susan May, Brampton Resident, dated May 27, 2022

The following motion was considered.

**PDC108-2022**

1. That the staff report re: **Application to Amend the Zoning By-law. (To permit a third, twenty-storey (20) 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)**, to the Planning and Development Committee Meeting of June 6<sup>th</sup>, 2022, be received; and,

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 delegation from Amy Shepherd, Associate, Manager, Planning, IBI Group, re: **Application to Amend the Zoning By-law. (To permit a third, twenty-storey (20) 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)**, to the Planning and Development Committee Meeting of June 6, 2022, be received.

4. That the following correspondence re: **Application to Amend the Zoning By-law. (To permit a third, twenty-storey (20) 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)**, to the Planning and Development Committee Meeting of June 6, 2022, be received:

1. Dr. Michael J. Hardy, Brampton Resident, dated May 26, 2022
2. Alice Dymont, Brampton Resident, dated May 16, 2022
3. Sharon Baker, Brampton Resident, dated May 14, 2022
4. Leonora Stante, Brampton Resident, dated May 31, 2022
5. Susan May, Brampton Resident, dated May 27, 2022

Carried

**6. Public Delegations (5 minutes maximum)**

- 6.1 Delegations re: Proposed Amendment to the Credit Valley Secondary Plan (Area 45) - Ward 5

**Dealt with under Item 5.1 - Recommendation PDC104-2022**

- 6.2 Delegations re: Application to Amend the Official Plan and the Zoning By-law, Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd., 277 Vodden Street North - Ward 5 (File: OZS-2022-0001)

**Dealt with under Item 6.2 - Recommendation PDC107-2022**

- 6.3 Delegation re: Application to Amend the Zoning By-law - IBI Group – Peel Housing Corporation, 10 Knightsbridge Road, Ward 7, File: OZS-2022-0018

**Dealt with under Item 5.5 - Recommendation PDC108-2022**

## **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. - 2511362 ONTARIO INC., west side of Cliffside Drive, south of Embleton Road;

The following motion was considered.

### **PDC109-2022**

1. That the report re: **Application to Amend the Zoning By-law, and Draft Plan of Subdivision (To permit 19 residential lots, a Natural Heritage System/Open Space block, and a public road) KLM PLANNING PARTNERS INC. - 2511362 ONTARIO INC., west side of Cliffside Drive, south of Embleton Road; Part of lot 5 Con 5, WHS Chinguacousy; 27 Cliffside Drive, City of Brampton, Ward: 6, (Files: C05W05.009),** to the Planning and Development Committee Meeting of June 06, 2022 be received; and,
2. That the application to amend the Zoning By-law, and Proposed Draft Plan of Subdivision, submitted by KLM Planning Partners Inc. on behalf of 2511362 Ontario Inc., Ward: 6, (Files: C05W05.009 & 21T-17016B), 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; and,
3. That the amendments to the Zoning By-law in general accordance with by-law attached as Appendix 10 of this report be adopted.

Carried

- 7.2 Staff report re: Application to amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision, Glen Schnarr & Associates - Georgian Mayfield Inc./ Sterling Chase Inc. - 6875 and 6889 Mayfield Road, Ward 10

Under Approval of the Agenda this item was deferred to the meeting of the June 20, 2022 Planning and Development Committee.

**8. Committee Minutes**

- 8.1 ^ Minutes - Brampton Transit Advisory Committee - May 9, 2022

The following motion was considered.

**PDC110-2022**

That the Minutes of Brampton Transit Advisory Committee meeting of May 9, 2022, Recommendations BTAC0001-2022 - BTAC0003-2022, to the Planning and Development Committee Meeting of June 6, 2022, be approved as published and circulated.

The recommendations were approved as follows:

**BTAC001-2022**

That the agenda for the Transit Advisory Committee Meeting of May 9, 2022, be approved, as amended.

**BTAC002-2022**

That the presentation by Alex Milojevic, General Manager, Transit, re: Transit Advisory Committee Presentation, to the Transit Advisory Committee meeting of May 9, 2022 be received.

**BTAC003-2022**

That the Brampton Transit Advisory Committee do now adjourn.

Carried

- 8.2 ^ Brampton Heritage Board - Summary of Recommendations - May 17, 2022

The following motion was considered.

**PDC111-2022**

That the Minutes of Brampton Heritage Board meeting of May 17, 2022, Recommendations HB028-2022 - HB036-2022, to the Planning and Development Committee Meeting of June 6, 2022, be approved as published and circulated.

The recommendations were approved as follows:

**HB028-2022**

That the agenda for the Brampton Heritage Board meeting of May 17, 2022 be approved, as printed and circulated.

**HB029-2022**

1. That the report by Harsh Padhya, Heritage Planner, re: 1030 Queen Street West – Heritage Impact Assessment (HE.x 1030 Queen Street West) be received; and,
2. That the Heritage Impact Assessment, dated, February 15, 2022 prepared by MW Hall Corporation, attached as Appendix A to this report be received and that the recommendations for the relocation of listed heritage property and mitigation options contained therein, be approved.

**HB030-2022**

1. That the report by Harsh Padhya, Heritage Planner, re: 2054 Embleton Road – Heritage Impact Assessment – Ward 6 (HE.x 2054 Embleton Road), to the Brampton Heritage Board Meeting of May 17, 2022, be received;
2. That the Heritage Impact Assessment, dated, January 25, 2021 prepared by Cushing Design Group and reviewed by Letourneau Heritage Consulting Inc. (LHC), attached as Appendix A to this report be received and that the recommendations for the demolition of listed heritage property and mitigation options contained therein, be approved; and,
3. As a condition of the City issuing a demolition permit, the owner must submit design drawings for the proposed house and an addendum to the HIA that addresses how the new design maintains and supports the character of the area.

**HB031-2022**

1. That the report by Harsh Padhya, Heritage Planner, re: 69 Main Street South (formerly known as 67 Main Street South) – Heritage Permit and Heritage Impact Assessment – Ward 3 (HE.x 67 Main Street South), to the Brampton Heritage Board Meeting of May 17, 2022, be received;
2. That the Heritage Impact Assessment, dated, May 3 2022 prepared by MW Hall Corporation, attached as Appendix A to this report be received and that the recommendations and mitigation options contained therein, and additional recommendations put forward by Heritage staff at the City of Brampton, be approved; and,
3. That the Heritage Permit dated March 1, 2022 submitted by Jagdip S. Barmi, Barmi Architect, for the addition to the designated heritage property at 69 Main Street South be approved in accordance with section 33 of the Ontario Heritage Act, to permit two-storey contemporary addition to an existing gothic revival house. The addition will be used as a pool house and guest quarters. Proposal includes creation of a courtyard with a swimming pool, as described in the

heritage permit application attached as Appendix B to this report, be approved.

**HB032-2022**

1. That the report from Shelby Swinfield, Heritage Planner, dated May 12, 2022, to the Brampton Heritage Board Meeting of May 17, 2022, regarding the Heritage Impact Assessment –199, 203, 205, 207-209, 215-217, and 219-221 Main Street North, 34, 38, 42, and 44 Thomas Street, and 4 Market Street, City of Brampton, Ontario dated May 11, 2022 be received;
2. That the Heritage Impact Assessment titled, dated May 11, 2022 be deemed to be complete in accordance with the City's Terms of Reference;
3. That in the event that any or all buildings on the property municipally known as 219/221 Main Street North (including the main dwelling, garage, and dollhouse) are intended to come under public ownership, the development proponent be responsible for the cost of relocation, foundation creation, and servicing of the building(s); and,
4. That if a new owner can be found for the buildings on the property municipally known as 219/221 Main Street North, Designation under Part IV of the Ontario Heritage Act will be required upon relocation of the structure(s) to the new site(s) and that the purchaser will not object to the Designation at that time.

**HB033-2022**

That the discussion at the request of Keba Tamara Thomas, Member, re: Inclusion of Land Acknowledgement to Agendas to recognize First Nations history in Peel, be deferred to the Brampton Heritage Board meeting of September 21, 2022 for further consideration be received.

**HB034-2022**

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated May 10, 2022, to the Brampton Heritage Board Meeting of May 17, 2022, regarding the Heritage Plaque Ceremony – Request for Funds from the Brampton Heritage Board be received; and
2. That City of Brampton Heritage Staff respectfully request \$3,000 (three-thousand dollars) from the Brampton Heritage Board annual budget to fund the 2022 Heritage Plaque Ceremony.
  - a. At present the catering for the event is estimated to cost \$2,475.00 and the venue is estimated to cost \$420.00.
  - b. An approximate 5% contingency is factored into the overall fund request to cover unforeseen costs related to the venue and the catering.
  - c. The City of Brampton Heritage Department will cover any other costs associated with the planning of this event.

**HB035-2022**

1. That the report by Harsh Padhya, Heritage Planner, re: Preliminary Heritage Building Protection Plan for 2591 Bovaird Drive West (Robert Currie Farmhouse)

– Ward 6 (HE.x 2591 Bovaird Drive West), to the Brampton Heritage Board meeting of May 17, 2022, be received; and;

2. That the report title Preliminary Heritage Building Protection Plan for 2591 Bovaird Drive West dated April 25, 2022 prepared by Letourneau Heritage Consulting Inc. (LHC) attached as Appendix A, and one of the recommendations to explore the possibility of integrating the Barn at 2591 Bovaird Dr. W. with the Barn Reconstruction at Historic Bovaird House, be received.

**HB036-2022**

That the Brampton Heritage Board meeting do no adjourn to meet again on June 21, 2022.

Carried

**9. Other Business/New Business**

**9.1 Discussion at the request of Councillor Fortini re: The New Brampton Plan**

Councillor Fortini inquired on the status of the Brampton Official Plan and the alignment of the Council approved Minister Zoning Orders (MZOs) with the new Official Plan.

Staff advised that the new Official Plan will be presented at the Council meeting on July 5, 2022 for approval and clarified the process following Council approved Ministerial Zoning Orders (MZOs), noting that, once approved the MZOs take precedence over the Official Plan. Staff added that some of the MZOs are not consistent with the Regional Official Plan, and the Brampton Official Plan needs to comply with the Regional Plan. Discussions are continuing with Regional staff to work out any remaining issues relating to the MZOs. Staff reiterated that the MZOs supersede both the Regional and Brampton Official Plan.

**10. Referred/Deferred Matters**

Nil

**11. Correspondence**

**11.1 Correspondence re: Proposed Amendments to the Credit Valley Secondary Plan (Area 45)**

**Dealt with under Item 4.1 - Recommendation PDC104-2022**

- 11.2 Correspondence re: Application to Amend the Official Plan and the Zoning By-law, Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd., 277 Vodden Street North - Ward 5 (File: OZS-2022-0001)

**Dealt with under Item 5.4 - Recommendation PDC107-2022**

- 11.3 Correspondence re: Application to Amend the Zoning By-law. . IBI Group – Peel Housing Corporation, 10 Knightsbridge Road, Ward 7, File: OZS-2022-0018

**Dealt with under Item 5.5 - Recommendation PDC108-2022**

**12. Councillor Question Period**

Nil

**13. Public Question Period**

Nil

**14. Closed Session**

Nil

**15. Adjournment**

The following motion was considered.

**PDC112-2022**

That Planning and Development Committee do now adjourn to meet again on Monday, June 20, 2022, at 7:00 p.m. or at the call of the Chair.

Carried

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Regional Councillor M. Medeiros, Chair



## Minutes

### Planning and Development Committee The Corporation of the City of Brampton

**Monday, June 20, 2022**

Members Present: Regional Councillor M. Medeiros - Wards 3 and 4  
Regional Councillor P. Fortini - Wards 7 and 8  
Regional Councillor R. Santos - Wards 1 and 5  
Regional Councillor P. Vicente - Wards 1 and 5  
City Councillor D. Whillans - Wards 2 and 6  
Regional Councillor M. Palleschi - Wards 2 and 6  
City Councillor J. Bowman - Wards 3 and 4  
City Councillor H. Singh - Wards 9 and 10  
Regional Councillor G. Dhillon - Wards 9 and 10

Staff Present: Allan Parsons, Director, Development Services, Planning, Building and Economic Development  
Rick Conard, Director, Building and Chief Building Official, Planning, Building and Economic Development  
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development  
Gurdeep Kaur, Director, Strategic Projects, Planning, Building and Economic Development  
Elizabeth Corazzola, Manager, Zoning and Sign By-law, Planning, Building and Economic Development  
Steve Ganesh, Manager, Planning Building and Economic Development  
Jeffrey Humble, Manager, Policy Planning  
Andrew McNeill, Manager, Official Plan and Growth Management, Planning, Building and Economic Development  
David Vanderberg, Manager, Planning Building and Economic Development  
Claudia LaRota, Principal Planner/Supervisor, Planning, Building and Economic Development  
Angelo Ambrico, Development Planner, Planning, Building and Economic Development

Emma De Melo, Development Planner, Planning, Building and Economic Development  
Kelly Henderson, Development Planner, Planning, Building and Economic Development  
Nitika Jagtiani, Development Planner, Planning, Building and Economic Development  
Andrew VonHolt, Deputy Fire Chief, Fire and Emergency Services  
Peter Fay, City Clerk  
Charlotte Gravlev, Deputy City Clerk  
Sonya Pacheco, Legislative Coordinator

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**1. Call to Order**

The meeting was called to order at 7:07 p.m., recessed at 11:56 p.m., reconvened at 12:15 p.m. and adjourned at 1:18 a.m.

As this meeting of Committee of Council 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 Santos, Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, Regional Councillor Medeiros, Regional Councillor Fortini, City Councillor Singh and Regional Councillor Dhillon

Members absent during roll call: Nil

**2. Approval of Agenda**

The following motion was considered.

**PDC113-2022**

That the agenda for the Planning and Development Committee Meeting of June 20, 2022 be approved, as published and circulated.

Carried

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

Nil

#### **4. Consent Motion**

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed 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:

7.2, 8.1, 11.5, 11.9

The following motion was considered.

#### **PDC114-2022**

That the following items to the Planning and Development Committee Meeting of June 20, 2022, be approved as part of the Consent Motion:

**7.2, 8.1, 11.5, 11.9**

A recorded vote was taken, with the results as follows.

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Singh, and Regional Councillor Dhillon

Carried (9 to 0)

#### **5. Statutory Public Meeting Reports**

##### **5.1 Staff report: City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Block 6 - Ward 5**

To clarify the policies within the Credit Valley Secondary Plan Area 45, Block 6

Kelly Henderson, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, proposal, and next steps.

Items 6.4 and 11.10 were brought forward at this time.

Harry Blackburn withdrew his request to delegate on June 13, 2022.

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

1. Meetu Mahendra, Brampton Resident
2. Tushar Mahendra, Brampton Resident
3. Sukhi Baidwan, Brampton Resident
4. Narinder Pal, Brampton Resident
5. Arvinder Sandhu, Brampton Resident

The following registered delegations were not present at the meeting:

- Jasbir Singh, Brampton Resident
- Jaskarnjit Parmar, Brampton Resident
- Bhupender Rakhra, Brampton Resident

Staff responded to questions from Committee and provided clarification with respect to the following:

- Public notice requirements under the *Planning Act*, and consideration of other methods to issue notice to residents
- Statutory public meeting process and next steps
- Review of opportunities to streamline development application processes in accordance with Provincial direction to meet housing demands

The following motion was considered.

**PDC115-2022**

1. That the staff report titled: **City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Block 6, Ward 5**, to the Planning and Development Committee Meeting of June 20, 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;
3. That the following delegations re: **City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Block 6, Ward 5**, to the Planning and Development Committee Meeting of June 20, 2022, be received:
  1. Meetu Mahendra, Brampton Resident
  2. Tushar Mahendra, Brampton Resident
  3. Sukhi Baidwan, Brampton Resident

4. Narinder Pal, Brampton Resident

5. Arvinder Sandhu, Brampton Resident; and

4. That the correspondence and photos from Credit Valley Residents Association re: **City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Block 6, Ward 5**, to the Planning and Development Committee Meeting of June 20, 2022, be received.

Carried

- 5.2 Staff report: Application to Amend the Official Plan and Zoning By-law, 2537079 Ontario Inc. – Candevcon Ltd. - 11499 The Gore Road - Ward 10 (File OZS-2022-0024)

To permit the continued use of an existing single detached home as a day nursery and private school, and expansion of the facility to accommodate additional staff and students

Location: 11499 The Gore Road

Emma De Melo, Development Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, proposal, Official Plan designations, Toronto Gore Density Policy Review, Zoning By-law and Zoning By-law amendment, issues/opportunities, planning framework summary and next steps.

Item 11.3 was brought forward at this time.

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

The following motion was considered.

**PDC116-2022**

1. That the staff report titled: **Application to Amend the Official Plan and Zoning By-law, 2537079 Ontario Inc. – Candevcon Ltd., 11499 The Gore Road, Ward 10 (City File OZS-2022-0024)**, to the Planning and Development Committee Meeting of June 20, 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 completion of circulating the application and a comprehensive evaluation of the proposal; and

3. That the following correspondence re: **Application to Amend the Official Plan and Zoning By-law, 2537079 Ontario Inc. – Candevcon Ltd., 11499 The Gore Road, Ward 10 (City File OZS-2022-0024)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:

1. Baljinder Singh Badesha, Brampton Resident, dated June 1, 2022
2. Amrit Badesha, Brampton Resident, dated June 1, 2022
3. Kuljinder Benipal, Brampton Resident, dated June 13, 2022
4. Sukhjeevan Singh Chattha, Brampton Resident, dated June 13, 2022
5. Balraj Jhaggi, Brampton Resident, dated June 13, 2022
6. Harpreet Chattha, Brampton Resident, dated June 15, 2022

Carried

5.3 Staff report: Application to Amend the Zoning By-law and Draft Plan of Subdivision - Glen Schnarr & Associates Inc. – 13172589 Canada Inc. - 9224 & 9230 Creditview Road - Ward 5 (File OZS-2022-0013)

To permit a subdivision of 23 single-detached residential dwelling lots

Location: 9224 & 9230 Creditview Road

Nitika Jagtiani, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included the location of the subject lands, area context, proposal, Official Plan designation, Secondary Plan designation, Zoning By-law and Zoning By-law amendment, planning policy summary, issues/opportunities and next steps.

Items 6.8 and 11.11 were brought forward at this time.

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

1. Samir Shah, Credit Valley Residents Association, Brampton Resident
2. Kuljit Singh, Brampton Resident

The following registered delegation was not present at the meeting:

- Jasbir Singh, Credit Valley Residents Association, Brampton Resident

The following motion was considered.

## PDC117-2022

1. That the staff report titled: **Application to Amend the Zoning By-law and for a 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 June 20, 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 and for a 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 June 20, 2022, be received:
  1. Samir Shah, Credit Valley Residents Association, Brampton Resident
  2. Kuljit Singh, Brampton Resident; and
4. That the correspondence from Bedi Sahib Singh, dated May 28, 2022, re: **Application to Amend the Zoning By-law and 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 June 20, 2022, be received.

Carried

- 5.4 Staff report: Application to Amend the Zoning By-law and Draft Plan of Subdivision - Gagnon Walker Domes Ltd. - Essense Holdings - 8265 Churchville Road, Ward 4 (OZS-2022-0021)

To facilitate the development of 30 single detached residential dwellings

Location: 8265 Churchville Road - North of Steeles Avenue West, east of Creditview Road

Kelly Henderson, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, proposal, Official Plan designation, Secondary Plan designation, Block Plan designation, Zoning By-law and Zoning By-law amendment, planning framework summary, issues/opportunities and next steps.

Items 6.2 and 11.2 were brought forward at this time.

Marc De Nardis, Gagnon Walker Domes Ltd., presented an overview of the application that included the subject site, Credit Valley Secondary Plan Block Plan 45-6, Sequoia Walnut Grove and Eldorado Estates subdivisions, preliminary home buyers map for Sequoia Walnut Grove, proposed draft plan of subdivision, proposed landscape master plan, development vision and precedent images, heritage and structural assessments, application technical studies, reports and plans, and next steps.

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

1. Meetu Mahendra, Brampton Resident
2. Samanatha Periana, on behalf of Rohan Periana, Brampton Resident
3. Sally Fasulo, Brampton Resident
4. Sukhvir Hundal, Brampton Resident
5. Dhruvi Patel, Brampton Resident
6. Manesh Patel, Brampton Resident
7. Sukhi Baidwan, Brampton Resident
8. Tushar Mehandra, Brampton Resident
9. Satinder Malhotra, Brampton Resident
10. Samir Shah, Credit Valley Residents Association, Brampton Resident
11. Sukhvinder Guraya, Brampton Resident
12. Navinder Pal, Brampton Resident
13. Brampton resident - name not provided
14. Cheryl Roy, Brampton Resident
15. Jotvinder Sodhi, Brampton Resident

The following registered delegations were not present at the meeting:

- Stephanie Tadeo, Brampton Resident
- Jasbir Singh, Credit Valley Residents Association, Brampton Resident
- Ashvina Patel, Brampton Resident
- Amanjeet Boparai, Brampton Resident

Staff responded to questions from Committee and provided clarification with respect to the following:

- Impact of the City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Block 6 (Item 5.1) on this proposal and timelines for reporting back on these matters
- Tree preservation, and the age and species of trees impacted by the proposal
- Process for receiving comments from various agencies, including school boards and the Credit Valley Conservation Authority, as required under the *Planning Act*
- Review of studies submitted by the applicant
- Appeal process through the Ontario Land Tribunal
- Opportunity for residents to submit comments regarding the proposal to staff for consideration

The following motion was considered.

**PDC118-2022**

1. That the staff report titled: **Application to Amend the Zoning By-law and Draft Plan of Subdivision - Gagnon Walker Domes Ltd. - Essense Holdings - 8265 Churchville Road, Ward 4 (OZS-2022-0021)**, to the Planning and Development Committee Meeting of June 20, 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 correspondence re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision - Gagnon Walker Domes Ltd. - Essense Holdings - 8265 Churchville Road, Ward 4 (OZS-2022-0021)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:
  1. Sanjeev Bhanot, Brampton Resident, dated June 6, 2022
  2. Sukhvir Hundal, Brampton Resident, dated June 6, 2022
  3. Karamveer Hundal, Brampton Resident, June 6, 2022
  4. Sally Fasulo, Brampton Resident, June 7, 2022

5. Narinder Mann, Devinder Mann, Sanjit Mann, Serena Mann, Kunal Thandi, Brampton Residents, dated June 7, 2022
  6. Neala Periana, Brampton Resident, dated May 17, 2022
  7. Sharron and Bill Van Hout, Brampton Resident, dated May 12, 2022
  8. Rajeev Kumar, Brampton Resident, dated May 18, 2022
  9. Eliza Imran, Brampton Resident, dated May 20, 2022
  10. Rohan Periana, Brampton Resident, dated May 17, 2022
  11. Navinder Pal, Brampton Resident, dated May 30, 2022
  12. Samantha Periana, Brampton Resident, dated May 20, 2022
  13. Adriana Ciampa, Brampton Resident, dated June 4, 2022
  14. Amandjeet Boparari, Brampton Resident, dated June 5, 2022
  15. Anamika and Naresh Jain, Brampton Resident, dated June 4, 2022
  16. Sonya Singh, Brampton Resident, dated June 11, 2022
  17. Tusher Mahendra, Brampton Resident, dated June 12, 2022
  18. Swagata Das, Brampton Resident, dated June 10, 2022
  19. Sarajit Das, Brampton Resident, dated June 10, 2022
  20. Mamta and Sukhvinder Guraya, dated June 13, 2022
  21. Meetu Mahendra, Brampton Resident, dated June 13, 2022
  22. Vishvjeet Boparai, Brampton Resident, dated June 13, 2022
  23. Glen and Lori Ross, Brampton Resident, dated June 14, 2022
  24. Sally Fasulo, Brampton Resident, dated June 14, 2022
  25. Manesh Patel and Various Brampton Residents - Correspondence and Petition, dated June 15, 2022; and
4. That the following delegations re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision - Gagnon Walker Domes Ltd. - Essense Holdings - 8265 Churchville Road, Ward 4 (OZS-2022-0021)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:
1. Meetu Mahendra, Brampton Resident
  2. Samanatha Periana, on behalf of Rohan Periana, Brampton Resident

3. Sally Fasulo, Brampton Resident
4. Sukhvir Hundal, Brampton Resident
5. Dhruvi Patel, Brampton Resident
6. Manesh Patel, Brampton Resident
7. Sukhi Baidwan, Brampton Resident
8. Tushar Mehandra, Brampton Resident
9. Satinder Malhotra, Brampton Resident
10. Samir Shah, Credit Valley Residents Association, Brampton Resident
11. Sukhvinder Guraya, Brampton Resident
12. Navinder Pal, Brampton Resident
13. Brampton resident - name not provided
14. Cheryl Roy, Brampton Resident
15. Jotvinder Sodhi, Brampton Resident
16. Marc De Nardis, Gagnon Walker Domes Ltd.

Carried

- 5.5 Staff report: Application to Amend the Zoning By-law and Official Plan and Proposed Draft Plan of Subdivision, Crystal Homes (Wildflowers) Corporation - MHBC Planning Ltd., 1626, 1646, 1654 Queen Street West; Ward 5 (OZS-2020-0029)

To facilitate the development of a 10-storey apartment building with 414 units, 61 townhouses, 2 single detached dwellings, and a parkette

Location: 1626, 1646, and 1654 Queen Street West - North Side of Queen Street West, west of Creditview Road

Angelo Ambrico, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, proposal, Official Plan designation, Secondary Plan designation, Zoning By-law and Zoning By-law amendment - performance standards, planning framework summary, site specific considerations, and next steps.

Items 6.5 and 11.4 were brought forward at this time.

David McKay, MHBC Planning, Urban Design & Landscape Architecture, presented an overview of the application, which included the draft plan of subdivision rendering, proposed townhouse and parkette concept, proposed mid-rise building, elevation plans, outdoor amenity space concept, and landscape plan.

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

1. Dezi Yang, Brampton resident
2. Lili Zhang, Brampton Resident
3. Rohit Dewan, Brampton Resident
4. Kuljit Singh Janjua, Credit Valley Residents Association, Brampton Resident
5. Satinder Malhotra, Brampton Resident
6. Teghbir Singh Kairon, Brampton Resident
7. Samir Shah, Credit Valley Residents Association, Brampton Resident
8. Vipul Shah, Brampton Resident
9. Hao Li, Brampton Resident
10. Jaskarnjit Parmar, Brampton Resident
11. Manesh Patel, Brampton Resident
12. Karen, Brampton Resident
13. Helen Su, Brampton Resident
14. Sharon Zhang, Brampton Resident

The following registered delegations were not present at the meeting:

- Jasbir Singh, Credit Valley Residents Association, Brampton Resident
- Deepi Purba, Brampton Resident
- Denley and Taje McIntosh, Brampton Residents

The following motion was considered.

**PDC119-2022**

1. That the staff report titled: **Application to Amend the Zoning By-law and Official Plan and Proposed Draft Plan of Subdivision, Crystal Homes**

**(Wildflowers) Corporation – MHBC Planning Ltd., 1626, 1646, 1654 Queen Street West; Ward 5 (File: OZS-2020-0029)**, to the Planning and Development Services Committee Meeting of June 20, 2022, be received; and,

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 correspondence re: **Application to Amend the Zoning By-law and Official Plan and Proposed Draft Plan of Subdivision, Crystal Homes (Wildflowers) Corporation – MHBC Planning Ltd., 1626, 1646, 1654 Queen Street West; Ward 5 (File: OZS-2020-0029)**, to the Planning and Development Committee Meeting of June 20, 2022 be received:
  1. Andrew Orr, President, Springbrook Community Management Inc., dated June 6, 2022
  2. Lili Zhang, Brampton Resident, dated June 16, 2022; and
4. That the following delegations re: **Application to Amend the Zoning By-law and Official Plan and Proposed Draft Plan of Subdivision, Crystal Homes (Wildflowers) Corporation – MHBC Planning Ltd., 1626, 1646, 1654 Queen Street West; Ward 5 (File: OZS-2020-0029)**, to the Planning and development Committee Meeting of June 20, 2022 be received:
  1. David Mckay, MHBC Planning, Urban Design & Landscape Architecture
  2. Dezi Yang, Brampton resident
  2. Lili Zhang, Brampton Resident
  4. Rohit Dewan, Brampton Resident
  5. Kuljit Singh Janjua, Credit Valley Residents Association, Brampton Resident
  6. Satinder Malhotra, Brampton Resident
  7. Teghbir Singh Kairon, Brampton Resident
  8. Samir Shah, Credit Valley Residents Association, Brampton Resident
  9. Vipul Shah, Brampton Resident
  10. Hao Li, Brampton Resident
  11. Jaskarnjit Parmar, Brampton Resident

12. Manesh Patel, Brampton Resident
13. Karen, Brampton Resident
14. Helen Su, Brampton Resident
15. Sharon Zhang, Brampton Resident.

Carried

- 5.6 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)

To permit 2 single detached dwellings

Location: 10417 Airport Road

Emma De Melo, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, proposal, Official Plan designation, Secondary Plan designation, Zoning By-law and Zoning By-law amendment, issues/opportunities, planning framework summary, and next steps.

Items 6.3 and 11.6 were brought forward at this time.

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

1. Gurmeet Grewal, Brampton Resident

Staff responded to questions from Committee and provided clarification with respect to greenspace, pathway connectivity and pedestrian safety.

The following motion was considered.

**PDC120-2022**

1. That the staff report titled: **Application to Amend the Zoning By-law, Mattamy (Castlemore) Ltd. – Korsiak Urban Planning., 10417 Airport Road, Ward 10 (City File OZS-2022-0006)**, to the Planning and Development Committee Meeting of June 20, 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 delegation re: **Application to Amend the Zoning By-law, Mattamy (Castlemore) Ltd. – Korsiak Urban Planning., 10417 Airport Road, Ward 10 (City File OZS-2022-0006)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:

1. Gurmeet Grewal, Brampton Resident

4. That the following correspondence re: **Application to Amend the Zoning By-law, Mattamy (Castlemore) Ltd. – Korsiak Urban Planning., 10417 Airport Road, Ward 10 (City File OZS-2022-0006)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:

1. Jasmeet Singh Anand, Brampton Resident, dated June 8, 2022

2. Jaspreet K., Brampton Resident, dated June 20, 2022.

Carried

At this time in the meeting, in accordance with the Procedure By-law 160-2004, as amended, a procedural motion to extend the meeting past 11:55 p.m. was voted on and carried.

## **6. Public Delegations (5 minutes maximum)**

6.1 Delegation re: Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. (c/o Umbria Developers Inc.) 8680 Chinguacousy Road - Ward 4 (File OZS-2021-0044 )

1. Bisman Kaur, Brampton Resident

2. Joshi Hiren, Brampton Resident

Item 7.5 was brought forward at this time.

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

Joshi Hiren, Brampton Resident addressed Committee and expressed views, suggestions, concerns and questions with respect to the subject application:

The following registered delegation was not present at the meeting:

- Bisman Kaur, Brampton Resident

Staff responded to questions from Committee and provided clarification with respect to the size of the subject property and proposed density.

The following motion was considered.

## PDC121-2022

1. That the staff report titled: **Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc. (c/o Umbria Developers Inc.), 8680 Chinguacousy Road, Ward 4 (File: OZS-2021-0044)**, to the Planning and Development Committee Meeting of June 20, 2022, be received;
2. That the Official Plan and Zoning By-law Amendment applications submitted by Glen Schnarr & Associates Inc.(c/o Umbria Developers) 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 Official Plan and Zoning By-law Amendments generally in accordance with the attached Appendix 12 and Appendix 13 to this report be adopted; and
4. That the delegation from Joshi Hiren, Brampton Resident, re: **Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc. (c/o Umbria Developers Inc.), 8680 Chinguacousy Road, Ward 4 (File: OZS-2021-0044)**, to the Planning and Development Committee Meeting of June 20, 2022, be received.

Carried

### 6.2 Delegations re: Application to Amend the Zoning By-law and Draft Plan of Subdivision - Gagnon Walker Domes Ltd. - Essense Holdings - 8265 Churchville Road, Ward 4 (OZS-2022-0021)

1. Stephanie Tadeo, Brampton Resident
2. Sukhi Baidwan, Brampton Resident
3. Manesh Patel, Brampton Resident
4. Rohan Periana, Brampton Resident
5. Jasbir Singh, Credit Valley Residents Association, Brampton Resident
6. Tushar Mehandra, Brampton Resident
7. Meetu Mahendra, Brampton Resident
8. Ashvina Patel, Brampton Resident
9. Sukhvir Hundal, Brampton Resident

10. Navinder Pal, Brampton Resident
11. Dhruvi Patel, Brampton Resident
12. Samir Shah, Credit Valley Residents Association, Brampton Resident
13. Satinder Malhotra, Brampton Resident
14. Amanjeet Boparai, Brampton Resident
15. Sally Fasulo, Brampton Resident
16. Mamta & Sukhvinder Guraya, Brampton Resident
17. Marc De Nardis, Gagnon Walker Domes Ltd.

**Dealt with under Item 5.4 - Recommendation PDC118-2022**

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

1. Gurmeet Grewal, Brampton Resident

**Dealt with under Item 5.6 - Recommendation PDC120-2022**

- 6.4 Delegation re: City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Block 6 - Ward 5, To clarify the policies within the Credit Valley Secondary Plan Area 45, Block 6

1. Harry Blackburn, Brampton Resident
2. Meetu Mahendra, Brampton Resident
3. Tushar Madendra, Brampton Resident
4. Jasbir Singh, Brampton Resident
5. Jaskarnjit Parmar, Brampton Resident
6. Bhupender Rakhra, Brampton Resident

**Dealt with under Item 5.1 - Recommendation PDC115-2022**

- 6.5 Delegations, re: Application to Amend the Zoning By-law and Official Plan and Proposed Draft Plan of Subdivision, Crystal Homes (Wildflowers) Corporation -

MHBC Planning Ltd., 1626, 1646, 1654 Queen Street West; Ward 5 (OZS-2020-0029)

1. Dezi Yang, Brampton resident
2. David Mckay, MHBC Planning, Urban Design & Landscape Architecture
3. Lili Zhang, Brampton Resident
4. Rohit Dewan, Brampton Resident
5. Kuljit Singh Janjua, Credit Valley Residents Association, Brampton Resident
6. Jasbir Singh, Credit Valley Residents Association, Brampton Resident
7. Deepi Purba, Brampton Resident
8. Denley and Taje McIntosh, Brampton Residents
9. Satinder Malhotra, Brampton Resident
10. Samir Shah, Credit Valley Residents Association, Brampton Resident
11. Teghbir Singh Kairon, Brampton Resident

**Dealt with under Item 5.5 - Recommendation PDC119-2022**

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

1. Samir Shah, Brampton Resident
2. Dezi Yang, Brampton Resident
3. Vipul Shah, Brampton Resident
4. Rohit Dewan, Brampton Resident
5. Jasbir Singh, Credit Valley Residents Association, Brampton Resident
6. Anthony Mason, Brampton Resident
7. Michael Gagnon and Marc De Nardis, Gagnon Walker Domes Ltd.

Items 7.1 and 11.7 were brought forward at this time.

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

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

1. Samir Shah, Brampton Resident
2. Rohit Dewan, Brampton Resident
3. Anthony Mason, Brampton Resident

The following registered delegations were not present at the meeting:

- Dezi Yang, Brampton Resident
- Vipul Shah, Brampton Resident
- Jasbir Singh, Credit Valley Residents Association, Brampton Resident

Michael Gagnon and Marc De Nardis, Gagnon Walker Domes Ltd., thanked staff for the report and indicated they were present to respond to questions from Committee regarding the subject application.

Staff responded to questions from Committee and provided clarification with respect to the following:

- Proximity of proposed high rises to Queen Street
- Zoning By-law setbacks
- Length of time the subject application has been under review
- Tertiary plan process

The following motion was considered.

**PDC122-2022**

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law, Gagnon Walker Domes Ltd. – Rotary Club Of Brampton Glen Community Centre, 1857 Queen Street, south side of Queen Street West and east of Mississauga Road, Ward 4 (OZS-2021-0018)**, dated June 1st, 2022 to the Planning and Development Committee Meeting of June 20, 2022, 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 the

reasons set out in the Planning Recommendation Report, dated June 1st, 2022; and,

3. That the amendments to the Official Plan generally in accordance with the attached Appendix 12 to this report be adopted; and,
4. That the amendments to the Zoning By-law generally in accordance with the attached Appendix 13 to this report be adopted; and,
5. That the attached Tertiary Plan included in the Official Plan Amendment attached as Appendix 12 to this report be approved, 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(6.1) and 34(17) of the Planning Act, R.S.O. cP. 13;
7. That the following delegations re: **Application to Amend the Official Plan, Zoning By-law, Gagnon Walker Domes Ltd. – Rotary Club Of Brampton Glen Community Centre, 1857 Queen Street, south side of Queen Street West and east of Mississauga Road, Ward 4 (OZS-2021-0018)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:
  1. Samir Shah, Brampton Resident
  2. Rohit Dewan, Brampton Resident
  3. Anthony Mason, Brampton Resident
  4. Michael Gagnon and Marc De Nardis, Gagnon Walker Domes Ltd.; and
8. That the correspondence from Wendy Li, Brampton Resident, dated June 15, 2022, re: **Application to Amend the Official Plan and Zoning By-law - Gagnon Walker Domes Ltd. - Rotary Club of Brampton Glen Community Centre, 1857 Queen Street West, Ward 4**, to the Planning and Development Committee Meeting of June 20, 2022, be received.

Yea (8): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, City Councillor Bowman, City Councillor Singh, and Regional Councillor Dhillon

Nay (1): Regional Councillor Palleschi

Carried (8 to 1)

- 6.7 Delegation re: Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision - Korsia Urban Planning – Jim and Luisa Mocon - 1879 Queen Street Ward 4 (File OZS-2020-0036)

1. Dezi Yang, Brampton Resident
2. Anthony Mason, Brampton Resident
3. Terry Korsiak, Korsiak Urban Planning
4. Rohit Dewan, Brampton Resident

Item 7.4 was brought forward at this time.

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

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

1. Anthony Mason, Brampton Resident
2. Terry Korsiak, Korsiak Urban Planning
3. Rohit Dewan, Brampton Resident

The following registered delegation was not present at the meeting:

- Dezi Yang, Brampton Resident

The following motion was considered.

#### **PDC123-2022**

1. That the staff report titled: **Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Korsiak Urban Planning – Jim and Luisa Mocon, 1879 Queen Street Ward 4 (File #: OZS-2020-0036)**, to the Planning and Development Committee Meeting of June 20, 2022, be received; and,
2. That the Official Plan, Zoning By-law Amendment and Draft Plan of Subdivision application submitted by Korsiak Urban Planning, on behalf of Jim and Luisa Mocon. (File: OZS-2020-0036) 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 the reasons set out in the Planning Recommendation Report dated June 1<sup>st</sup>, 2022;
3. That the amendments to the Official Plan generally in accordance with the attached Appendix 13 to this report be adopted;
4. That the amendments to the Zoning By-law generally in accordance with the attached Appendix 14 this report be adopted;

5. That the attached Tertiary Plan included in the Official Plan Amendment attached as Appendix 13 to this report be approved;
6. 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.
7. That the following delegations re: **Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Korsiak Urban Planning – Jim and Luisa Mocon, 1879 Queen Street Ward 4 (File #: OZS-2020-0036)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:

1. Anthony Mason, Brampton Resident
2. Terry Korsiak, Korsiak Urban Planning
3. Rohit Dewan, Brampton Resident.

Yea (8): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, City Councillor Bowman, City Councillor Singh, and Regional Councillor Dhillon

Nay (1): Regional Councillor Palleschi

Carried (8 to 1)

- 6.8 Delegation re: Application to Amend the Zoning By-law and Draft Plan of Subdivision - Glen Schnarr & Associates Inc. – 13172589 Canada Inc. - 9224 & 9230 Creditview Road - Ward 5 (File OZS-2022-0013)

1. Jasbir Singh, Credit Valley Residents Association, Brampton Resident
2. Samir Shah, Credit Valley Residents Association, Brampton Resident

**Dealt with under Item 5.3 - Recommendation PDC117-2022**

- 6.9 Delegation re: Various Correspondence regarding the Proposed New Brampton Plan (Official Plan)

1. Michael Gagnon, Gagnon Walker Domes

Items 11.1 was brought forward at this time.

Michael Gagnon, Gagnon Walker Domes, addressed Committee on behalf of multiple clients, to express their views, suggestions, concerns and questions with respect to the proposed new Brampton Plan (Official Plan).

The following motion was considered.

**PDC124-2022**

1. That the delegation from Michael Gagnon, Gagnon Walker Domes, re: **Various Correspondence regarding the Proposed New Brampton Plan (Official Plan)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:
2. That the following correspondence re: **Various Correspondence regarding the Proposed New Brampton Plan (Official Plan)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:
  1. Harry Froussios, Zelinka Priamo Ltd., dated June 1, 2022, on behalf of Loblaws Companies Limited
  2. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of Surinder Malhi
  3. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of Brampton Block Plan 40-5 Landowners Group
  4. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of 2556830 Ontario Inc.
  5. Michael Gagnon, Gagnon Walker Domes, and Colin Chung, Glen Schnarr and Associates, dated June 3, 2022, on behalf of Heritage Heights Landowners Group
  6. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of Clairville Holdings Limited
  7. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of Soneil Markham Inc.
  9. Marshall Smith, Senior Partner, KLM Planning Partners Inc., dated June 3, 2022, on behalf of Forestside Estates Inc.
  10. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of JTS Properties Inc.
  11. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Rotary Club of Brampton Glen Community Centre
  12. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of 1905372 Ontario Inc.
  13. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of Manga (Queen) Inc.

14. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of 7927959 Canada Corp
15. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Mario Matteo Silvestro, Guido D' Alesio and 2088205 Ontario Ltd.
16. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Pulis Investment Group
17. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Maple Lodge Farms Ltd.
18. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of 2766321 Ontario Inc.
19. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of Mohammad and Shamyla Hameed
20. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of Amexon Development Inc.
21. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of Centennial Mall Brampton Inc. (Davpart)
22. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Creditview 4-P Holdings Inc.
23. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Sukhjeet Kaur and Navsharnjeet Parhar
24. Paul Lowes , SGL Planning and Design Inc, dated May 26, 2022, on behalf of Canadian Tire Corporation
25. Lauren Capilongo, Marlon Given Parsons Ltd, dated June 3, 2022, on behalf of Alpa Stone Inc.
26. Harry Froussios, Zelinka Priamo Ltd. dated June 3, 2022, on behalf of Choice Properties REIT
27. Jenna Thibault, Weston Consulting, dated June 3, 2022, on behalf of 10362 McLaughlin Road
28. Katie Pandey, Weston Consulting, dated June 3, 2022, on behalf of 375 Clark Ltd.
29. Jenna Thibault, Weston Consulting, dated June 3, 2022, on behalf of Bovaird Commercial Centre Ltd.

30. Mustafa Ghassan, Delta Urban Inc., dated June 3, 2022, on behalf of Lark Investments Inc.
31. Jenna Thibault, Weston Consulting, dated June 3, 2022, on behalf of McVean commercial Centre Ltd.
32. Johanna Shapira, Wood Bull LLP, dated June 3, 2022, on behalf of 69 Bramalea Holdings Ltd.
33. Michael Gagnon, Gagnon Walker Domes, dated June 1, 2022, on behalf of Soneil Mississauga Inc.
34. Marshall Smith, Senior Partner, KLM Planning Partners Inc., dated June 15, 2022, on behalf of Singh, Singh, Singh and Gill.
35. Marshall Smith, Senior Partner, KLM Planning Partners Inc., dated June 15, 2022, on behalf of Isola General Contractor
36. Marc De Nardis, Gagnon Walker Domes, dated June 15, 2022, on behalf of Maple Lodge Farms Ltd
37. Alistair Shield, KLM Planning Partners Inc., dated June 15, 2022 on behalf of Upper Mayfield Estates Inc.

Carried

6.10 Delegations re: Application to amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision, Glen Schnarr & Associates - Georgian Mayfield Inc./ Sterling Chase Inc. - 6875 and 6889 Mayfield Road, Ward 10 ( File OZS-2019-0014)

1. Baljit Chopra, Brampton Resident
2. Rajeev Saini, Brampton Resident
3. Jotvinder Sodhi, Brampton Resident
4. Ajay Aggarwal, Brampton Resident
5. Rajwinder Saini, Brampton Resident
6. Nitin Arora, Brampton Resident
7. Balihar Singh, Brampton Resident

Items 10.1 and 11.8 were brought forward and dealt with at this time.

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

1. Rajeev Saini, Brampton Resident
2. Jotvinder Sodhi, Brampton Resident
3. Nitin Arora, Brampton Resident

The following registered delegations were not present at the meeting:

- Baljit Chopra, Brampton Resident
- Ajay Aggarwal, Brampton Resident
- Rajwinder Saini, Brampton Resident
- Balihar Singh, Brampton Resident

Committee discussion on this matter included the following:

- The need for a collaborative approach with the applicants
- The importance of ensuring new development is consistent with the existing community

The following motion was considered.

#### **PDC125-2022**

1. That the staff report titled: **Application to amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision, Glen Schnarr & Associates - Georgian Mayfield Inc./ Sterling Chase Inc. - 6875 and 6889 Mayfield Road, Ward 10 ( File OZS-2019-0014)**, to the Planning and Development Committee Meeting of June 20, 2022, be **referred** back to staff for further investigation;
2. That the following delegations, re: **Application to amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision, Glen Schnarr & Associates - Georgian Mayfield Inc./ Sterling Chase Inc. - 6875 and 6889 Mayfield Road, Ward 10 ( File OZS-2019-0014)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:
  1. Rajeev Saini, Brampton Resident
  2. Jotvinder Sodhi, Brampton Resident
  3. Nitin Arora, Brampton Resident; and
3. That the following correspondence re: **Application to amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision, Glen Schnarr & Associates - Georgian Mayfield Inc./ Sterling Chase Inc. -**,

**6875 and 6889 Mayfield Road, Ward 10 (File: OZS-2019-0014)**, to the Planning and development Committee Meeting of June 20, 2022 be received:

1. Dipak Zinzuwadia, Brampton Resident, dated June 15, 2022
2. Deesha Dhaliwal, Brampton Resident, dated June 16, 2022
3. Harvinder Dhiman, Brampton Resident, dated June 16, 2022
4. Paul Banwait, Brampton Resident, dated June 17, 2022
5. Charanpreet Bath, Brampton Resident, dated June 17, 2022
6. Sandeep Swaich, Brampton Resident, dated June 18, 2022
7. Manjeet Trehan, Brampton Resident, dated June 18, 2022.

Carried

**7. Staff Presentations and Planning Reports**

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

To permit two multi-storey residential apartments having building heights of twelve and fourteen storeys

Location: Rotary Club of Brampton Glen Community Centre, 1857 Queen Street West, Ward 4

**Dealt with under Item 6.6 - Recommendation PDC122-2022**

- 7.2 ^ Staff report: Ministerial Zoning Orders – An Overview

**PDC126-2022**

1. That the staff report titled: **Ministerial Zoning Orders – An Overview**, to the Planning and Development Committee Meeting of June 20, 2022, be received;
2. That Council endorse the framework for decision making as outlined in report Planning, Bld & Ec Dev-2022-420; and
3. That the framework for decision making as outlined in report Planning, Bld & Ec Dev-2022-420 be used to inform Council's decision in future Ministerial Zoning Order requests.

Carried

7.3 Staff Report - City-Initiated Official Plan Amendment and Zoning By-law Amendment to Implement Additional Residential Units (Second Units and Garden Suites) Regulations

Committee discussion on this matter included concerns regarding increased population in some areas due to second units, the impacts on the community and the need to address this issue.

The following motion was considered.

**PDC127-2022**

That the staff report titled: **City-Initiated Official Plan Amendment and Zoning By-law Amendment to Implement Additional Residential Units (Second Units and Garden Suites) Regulations**, to the Planning and Development Committee Meeting of June 20, 2022, be **referred** to the July 6, 2022 City Council meeting.

Carried

7.4 Staff report: Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision - Korsiak Urban Planning – Jim and Luisa Mocon - 1879 Queen Street Ward 4 (File OZS-2020-0036)

To facilitate the plan of subdivision consisting of 9 single detached dwellings, 39 street townhouses, one condo townhouse block, one apartment block, one park, one partial stormwater management pond and several Natural Heritage System blocks

Location: 1879 Queen Street West - South side of Queen Street West and east of Mississauga Road

**Dealt with under Item 6.7 - Recommendation PDC123-2022**

7.5 Staff report: Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. (c/o Umbria Developers Inc.) 8680 Chinguacousy Road - Ward 4 (File OZS-2021-0044 )

To permit development of 108 back-to-back and stacked townhouses

Location: 8680 Chinguacousy Road - Southwest corner of Chinguacousy Road and Bonnie Braes Drive

**Dealt with under Item 6.1 - Recommendation PDC121-2022**

**8. Committee Minutes**

- 8.1 ^ Minutes - Brampton Heritage Board - May 17, 2022

**PDC128-2022**

That the **Minutes of Brampton Heritage Board Meeting of May 17, 2022**, to the Planning and Development Committee Meeting of June 20, 2022, be received.

Carried

**9. Other Business/New Business**

Nil

**10. Referred/Deferred Matters**

- 10.1 Staff report re: Application to amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision, Glen Schnarr & Associates - Georgian Mayfield Inc./ Sterling Chase Inc. - 6875 and 6889 Mayfield Road, Ward 10 ( File OZS-2019-0014)

To permit 107 residential units in the form of single detached dwellings and townhouse dwellings including back-to-back) Glen Schnarr & Associates - Georgian Mayfield Inc./ Sterling Chase Inc.

Location: 6875 and 6889 Mayfield Road - West of McVean Drive, south side of Mayfield Road

**Dealt with under Item 6.10 - Recommendation PDC125-2022**

**11. Correspondence**

- 11.1 Various Correspondence regarding the Proposed New Brampton Plan (Official Plan)

1. Harry Froussios, Zelinka Priamo Ltd., dated June 1, 2022, on behalf of Loblaws Companies Limited
2. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of Surinder Malhi
3. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of Brampton Block Plan 40-5 Landowners Group

4. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of 2556830 Ontario Inc.
5. Michael Gagnon, Gagnon Walker Domes, and Colin Chung, Glen Schnarr and Associates, dated June 3, 2022, on behalf of Heritage Heights Landowners Group
6. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of Clairville Holdings Limited
7. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of Soneil Markham Inc.
9. Marshall Smith, Senior Partner, KLM Planning Partners Inc., dated June 3, 2022, on behalf of Forestside Estates Inc.
10. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of JTS Properties Inc.
11. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Rotary Club of Brampton Glen Community Centre
12. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of 1905372 Ontario Inc.
13. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of Manga (Queen) Inc.
14. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of 7927959 Canada Corp
15. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Mario Matteo Silvestro, Guido D' Alesio and 2088205 Ontario Ltd.
16. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Pulis Investment Group
17. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Maple Lodge Farms Ltd.
18. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of 2766321 Ontario Inc.
19. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of Mohammad and Shamyala Hameed
20. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of Amexon Development Inc.

21. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of Centennial Mall Brampton Inc. (Davpart)
22. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Creditview 4-P Holdings Inc.
23. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Sukhjeet Kaur and Navsharnjeet Parhar
24. Paul Lowes , SGL Planning and Design Inc, dated May 26, 2022, on behalf of Canadian Tire Corporation
25. Lauren Capilongo, Marlon Given Parsons Ltd, dated June 3, 2022, on behalf of Alpa Stone Inc.
26. Harry Froussios, Zelinka Priamo Ltd. dated June 3, 2022, on behalf of Choice Properties REIT
27. Jenna Thibault, Weston Consulting, dated June 3, 2022, on behalf of 10362 McLaughlin Road
28. Katie Pandey, Weston Consulting, dated June 3, 2022, on behalf of 375 Clark Ltd.
29. Jenna Thibault, Weston Consulting, dated June 3, 2022, on behalf of Bovaird Commercial Centre Ltd.
30. Mustafa Ghassan, Delta Urban Inc., dated June 3, 2022, on behalf of Lark Investments Inc.
31. Jenna Thibault, Weston Consulting, dated June 3, 2022, on behalf of McVean commercial Centre Ltd.
32. Johanna Shapira, Wood Bull LLP, dated June 3, 2022, on behalf of 69 Bramalea Holdings Ltd.
33. Michael Gagnon, Gagnon Walker Domes, dated June 1, 2022, on behalf of Soneil Mississauga Inc.
34. Marshall Smith, Senior Partner, KLM Planning Partners Inc., dated June 15, 2022, on behalf of Singh, Singh, Singh and Gill.
35. Marshall Smith, Senior Partner, KLM Planning Partners Inc., dated June 15, 2022, on behalf of Isola General Contractor
36. Marc De Nardis, Gagnon Walker Domes, dated June 15, 2022, on behalf of Maple Lodge Farms Ltd

37. Alistair Shield, KLM Planning Partners Inc., dated June 15, 2022 on behalf of Upper Mayfield Estates Inc.

**Dealt with under Item 6.9 - Recommendation PDC124-2022**

- 11.2 Correspondence re: Application to Amend the Zoning By-law and Draft Plan of Subdivision - Gagnon Walker Domes Ltd. - Essense Holdings - 8265 Churchville Road, Ward 4 (OZS-2022-0021)

1. Sanjeev Bhanot, Brampton Resident, dated June 6, 2022
2. Sukhvir Hundal, Brampton Resident, dated June 6, 2022
3. Karamveer Hundal, Brampton Resident, June 6, 2022
4. Sally Fasulo, Brampton Resident, June 7, 2022
5. Narinder Mann, Devinder Mann, Sanjit Mann, Serena Mann, Kunal Thandi, Brampton Residents, dated June 7, 2022
6. Neala Periana, Brampton Resident, dated May 17, 2022
7. Sharron and Bill Van Hout, Brampton Resident, dated May 12, 2022
8. Rajeev Kumar, Brampton Resident, dated May 18, 2022
9. Eliza Imran, Brampton Resident, dated May 20, 2022
10. Rohan Periana, Brampton Resident, dated May 17, 2022
11. Navinder Pal, Brampton Resident, dated May 30, 2022
12. Samantha Periana, Brampton Resident, dated May 20, 2022
13. Adriana Ciampa, Brampton Resident, dated June 4, 2022
14. Amandjeet Boparari, Brampton Resident, dated June 5, 2022
15. Anamika and Naresh Jain, Brampton Resident, dated June 4, 2022
16. Sonya Singh Brampton Resident, dated June 11, 2022
17. Tusher Mahendra, Brampton Resident, dated June 12, 2022
18. Swagata Das, Brampton Resident, dated June 10, 2022
19. Sarajit Das, Brampton Resident, dated June 10, 2022
20. Mamta and Sukhvinder Guraya, dated June 13, 2022
21. Meetu Mahendra, Brampton Resident, dated June 13, 2022

22. Vishvjeet Boparai, Brampton Resident, dated June 13, 2022
23. Glen and Lori Ross, Brampton Resident, dated June 14, 2022
24. Sally Fasulo, Brampton Resident, dated June 14, 2022
25. Manesh Patel and Various Brampton Residents - Correspondence and Petition, dated June 15, 2022

**Dealt with under Item 5.4 - Recommendation PDC118-2022**

- 11.3 Correspondence re: Application to Amend the Official Plan and Zoning By-law, 2537079 Ontario Inc. – Candevcon Ltd. - 11499 The Gore Road - Ward 10 (File OZS-2022-0024)

1. Baljinder Singh Badesha, Brampton Resident, dated June 1, 2022
2. Amrit Badesha, Brampton Resident, date June 1, 2022
3. Kuljinder Benipal, Brampton Resident, dated June 13, 2022
4. Sukhjeevan Singh Chattha, Brampton Resident, dated June 13, 2022
5. Balraj Jhajj, Brampton Resident, dated June 13, 2022
6. Harpreet Chattha, Brampton Resident, dated June 15, 2022

**Dealt with under Item 5.2 - Recommendation PDC116-2022**

- 11.4 Correspondence re: Application to Amend the Zoning By-law and Official Plan and Proposed Draft Plan of Subdivision, Crystal Homes (Wildflowers) Corporation - MHBC Planning Ltd., 1626, 1646, 1654 Queen Street West; Ward 5 (OZS-2020-0029)

1. Andrew Orr, President, Springbrook Community Management Inc., dated June 6, 2022
2. Lili Zhang, Brampton Resident, dated June 16, 2022

**Dealt with under Item 5.5 - Recommendation PDC119-2022**

- 11.5 ^ Correspondence from Andrew Jeanrie, Partner, Bennett Jones LLP, dated June 6, 2022, re: Application to Amend the Official Plan and Zoning By-law and for Draft Plan of Subdivision, Argo TFP Brampton Limited, Argo TFP Brampton II Limited - 10124 and 10244 Mississauga Road (File: OZS-2021-0052)

## **PDC129-2022**

That the correspondence from Andrew Jeanrie, Partner, Bennett Jones LLP, dated June 6, 2022, re: **Application to Amend the Official Plan and Zoning By-law and for Draft Plan of Subdivision, Argo TFP Brampton Limited, Argue TFP Brampton II Limited - 10124 and 10244 Mississauga Road (File: OZS-2021-0052)**, to the Planning and Development Committee Meeting of June 20, 2022, be received.

Carried

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

1. Jasmeet Singh Anand, Brampton Resident, dated June 8, 2022
2. Jaspreet K., Brampton Resident, dated June 20, 2022

### **Dealt with under Item 5.6 - Recommendation PDC120-2022**

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

1. Wendy Li, Brampton Resident, dated June 15, 2022

### **Dealt with under Item 6.6 - Recommendation PDC122-2022**

- 11.8 Correspondence re: Application to amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision, Glen Schnarr & Associates - Georgian Mayfield Inc./ Sterling Chase Inc. - 6875 and 6889 Mayfield Road, Ward 10 ( File OZS-2019-0014)

1. Dipak Zinzuwadia, Brampton Resident, dated June 15, 2022
2. Deesha Dhaliwal, Brampton Resident, dated June 16, 2022
3. Harvinder Dhiman, Brampton Resident, dated June 16, 2022
4. Paul Banwait, Brampton Resident, dated June 17, 2022
5. Charanpreet Bath, Brampton Resident, dated June 17, 2022
6. Sandeep Swaich, Brampton Resident, dated June 18, 2022

7. Manjeet Trehan, Brampton Resident, dated June 18, 2022

**Dealt with under Item 6.10 - Recommendation PDC125-2022**

- 11.9 ^ Correspondence from Deb Bergamin, Brampton resident, dated June 7, 2022, re: Ministerial Zoning Orders – An Overview

**PDC130-2022**

That the correspondence from Deb Bergamin, Brampton Resident, dated June 7, 2022, re: **Ministerial Zoning Orders – An Overview**, to the Planning and Development Committee Meeting of June 20, 2022, be received.

Carried

- 11.10 Correspondence, re: City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Block 6 - Ward 5

1. The Credit Valley Residents Association, dated June 20, 2022

**Dealt with under Item 5.1 - Recommendation PDC115-2022**

- 11.11 Correspondence re: Application to Amend the Zoning By-law and Draft Plan of Subdivision - Glen Schnarr & Associates Inc. – 13172589 Canada Inc. - 9224 & 9230 Creditview Road - Ward 5 (File OZS-2022-0013)

1. Bedi Sahib Singh, Brampton Resident, dated May 28, 2022

**Dealt with under Item 5.3 - See Recommendation PDC117-2022**

**12. Councillor Question Period**

Nil

**13. Public Question Period**

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made at this meeting. P. Fay, City Clerk, read the following question from Melissa Bergamin, Brampton resident:

"This meeting seemed to put a lot of emphasis on the planning process and when asked if all proposals have to come forth through council in a public

meeting - MZO's were not mentioned at all. A process that completely skips any opportunities for public input. Does this mean Council will no longer pass MZO's and give developers a green light behind the backs of Brampton residents? What about pending MZO's that are not yet approved? Will council do the right thing and withdraw their support for those MZO's?"

A. Parsons, Director, Development Services, Planning, Building and Economic Development, provided information regarding Minister's Zoning Orders (MZO) and engagement processes.

**14. Closed Session**

Nil

**15. Adjournment**

The following motion was considered.

**PDC131-2022**

That Planning and Development Committee do now adjourn to meet again on Monday, July 25 2022, at 7:00 p.m. or at the call of the Chair.

Carried

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Regional Councillor M. Medeiros, Chair



## Minutes

### Planning and Development Committee The Corporation of the City of Brampton

Clerical Correction: (November 1, 2022) In accordance with Section 2.11 (7)(a) of Procedure By-law 160-2004, as amended, a clerical correction was made by the City Clerk's Office to amend item 7.9 to add clauses 2 & 4 to Recommendation PDC148-2022.

**Monday, July 25, 2022**

- Members Present:**
- Regional Councillor M. Medeiros - Wards 3 and 4 (Chair)
  - Regional Councillor P. Fortini - Wards 7 and 8
  - Regional Councillor R. Santos - Wards 1 and 5
  - Regional Councillor P. Vicente - Wards 1 and 5
  - Regional Councillor M. Palleschi - Wards 2 and 6
  - City Councillor H. Singh - Wards 9 and 10
  - Regional Councillor G. Dhillon - Wards 9 and 10 (arrived at 7:12 p.m. - personal)
  - Mayor Patrick Brown (ex officio)
- Members Absent:**
- City Councillor D. Whillans - Wards 2 and 6
  - City Councillor J. Bowman - Wards 3 and 4
- Staff Present:**
- Paul Morrison, Acting Chief Administrative Officer
  - Diana Soos, Commissioner, Legislative Services and Acting City Solicitor
  - Allan Parsons, Director, Development Services, Planning, Building and Economic Development
  - Jeffrey Humble, Manager, Policy Planning
  - Steve Ganesh, Manager, Planning Building and Economic Development
  - David Vanderberg, Manager, Planning Building and Economic Development
  - Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development
  - Peter Fay, City Clerk
  - Charlotte Gravlev, Deputy City Clerk
  - Tammi Jackson, Legislative Coordinator
-

1. **Call to Order**

The meeting was called to order at 7:02 p.m., and adjourned at 8:06 p.m.

As this meeting of Planning and Development Committee 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 Santos, Regional Councillor Vicente, , Regional Councillor Palleschi, Regional Councillor Medeiros, Regional Councillor Fortini, and City Councillor Singh Regional Councillor Dhillon (*arrived late 7:12 p.m.*)

Members absent during roll call: City Councillor Whillans, City Councillor Bowman; and Regional Councillor Dhillon, who subsequently arrived at 7:12 p.m.

2. **Approval of Agenda**

The following motion was considered.

**PDC132-2022**

That the agenda for the Planning and Development Committee Meeting of July 25, 2022 be approved as amended:

**To refer:**

7.12 Staff report re: **Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9 (File OZS-2020-0009)**, to staff for further consideration; and,

11.2 Correspondence re: **Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9 (File OZS-2020-0009)** to staff for further consideration; and,

6.3 That the delegations re: **Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9 (File OZS-2020-0009)** to staff for further consideration.

**To defer:**

7.3 Staff report re: **Unlimited Height and Density**; and,

11.3 Correspondence re: **Unlimited Height and Density**; to the September 12, 2022 scheduled meeting of the Planning and Development Committee.

Carried

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

Nil

**4. Consent Motion**

In keeping with Council Resolution C019-2021, agenda items will no longer be pre-marked for Consent Motion approval. 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, 7.4, 7.5, 7.6, 7.7, 7.9, 7.10, 7.11, 7.13, 7.14, 7.15, 8.1, 11.1, 11.5, 11.6)

The following motion was considered.

**PDC133-2022**

That the following items to the Planning and Development Committee Meeting of June 20, 2022, be approved as part of the Consent Motion:

**(7.1, 7.2, 7.4, 7.5, 7.6, 7.7, 7.9, 7.10, 7.11, 7.13, 7.14, 7.15, 8.1, 11.1, 11.5, 11.6)**

A recorded vote was taken, with the results as follows.

Yea (7): Regional Councillor Medeiros - Wards 3 and 4 (Chair), Regional Councillor Fortini, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Palleschi, City Councillor Singh, and Mayor Patrick Brown

Absent (3): City Councillor Whillans, City Councillor Bowman, and Regional Councillor G. Dhillon - Wards 9 and 10 (arrived at 7:12 p.m. - personal)

Carried (7 to 0)

Subsequently Item 7.8 was removed from consent and further considered under Item 6.4.

## **5. Statutory Public Meeting Reports**

- 5.1 Staff Report re: Application to Amend the Zoning By-law, Kaneff Group, 210 and 220 Steeles Avenue West, West of Hurontario Street, east of McMurchy Avenue South, Ward 3 (File OZS-2022-0023)

Kelly Henderson, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, proposal, and next steps.

Item 6.2 was brought forward at this time.

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

1. Rajashree Basu, Brampton Resident

The following motion was considered.

### **PDC134-2022**

1. That the staff report re: **Application to Amend the Zoning By-law, Kaneff Group, 210 and 220 Steeles Avenue West, West of Hurontario Street, east of McMurchy Avenue South, Ward 3 (File OZS-2022-0023)**, dated July 7<sup>th</sup>, 2022, to the Planning and Development Committee meeting of July 25<sup>th</sup>, 2022 be received; and,
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; and,
3. That the following delegation re: **Application to Amend the Zoning By-law, Kaneff Group, 210 and 220 Steeles Avenue West, West of Hurontario Street, east of McMurchy Avenue South, Ward 3 (File OZS-2022-0023)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:
  1. Rajashree Basu, Brampton Resident

Carried

- 5.2 Staff report re: Application to Amend the Zoning By-law, 2820453 Ontario Inc. – Candevcon Limited, 0 Old Castlemore Road (North side of Old Castlemore Road, between Clarkway Drive and Highway 50), Ward 10 (File OZS-2022-0020)

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

The following motion was considered.

**PDC135-2022**

1. That the staff report re: **Application to Amend the Zoning By-law, 2820453 Ontario Inc. – Candevcon Limited, 0 Old Castlemore Road (North side of Old Castlemore Road, between Clarkway Drive and Highway 50), Ward 10 (File OZS-2022-0020)**, dated July 7, 2022 to the Planning and Development Committee Meeting of July 25, 2022 be received; and,
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.

Carried

**6. Public Delegations (5 minutes maximum)**

- 6.1 Possible Delegations re: Site Specific Amendment to the Sign By-law 399-2002, as amended, Gay Lea, 7855 Heritage Road – Ward 6

There were no delegations for this item.

Item 7.16 was brought forward at this time.

The following motion was considered.

**PDC136-2022**

1. That the staff report re: **Site Specific Amendment to the Sign By-law 399-2002, as amended, Gay Lea, 7855 Heritage Road – Ward 6**, dated June 1, 2022, to the Planning & Development Services Committee Meeting of July 25, 2022, 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

- 6.2 Delegations re: Application to Amend the Zoning By-law, Kaneff Group, 210 and 220 Steeles Avenue West, West of Hurontario Street, east of McMurchy Avenue South, Ward 3 (File OZS-2022-0023)

**Dealt with under Item 5.1 - Recommendation PDC134-2022**

- 6.3 Delegations re: Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9 (File OZS-2020-0009)

The following motion was considered.

**PDC137-2022**

1. That the delegations re: **Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9 (File OZS-2020-0009)**; to the Planning and Development Committee Meeting of July 25, 2022, be **referred** back to staff for further consideration; and,
2. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9 (File OZS-2020-0009)**; to the Planning and Development Committee Meeting of July 25, 2022, be **referred** back to staff for further consideration; and,
3. That the correspondence re: **Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9 (File OZS-2020-0009)** be **referred** back to staff for further consideration.

Carried

- 6.4 Delegations re: Application to Amend the Official Plan and the Main Street North, Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.),

David Riley, SGL Planning, presented an overview of the correspondence submitted regarding the application dated July 22, 2022 and suggested the following amendment to Recommendation 5 of the report.

Item 11.7 was brought forward at this time.

Item 7.8 was removed from consent and considered for amendment.

The following motion was considered which carried.

That Recommendation 5 of the report be amended to read as follows:

"That the amendment to the Main Street North Development Permit System By-law, generally in accordance with the amending development permit system by-law attached as Appendix 13 to this report, be adopted; ***and that it be further amended specifically to permit minimum building setbacks from Main Street North of 0 metres to the first 6 storeys of both buildings, and 3 metres to any portion of the building above the 6th storey of both buildings; and,***"

The following motion was considered.

#### **PDC138-2022**

1. That the staff report re: **Application to Amend the Official Plan and the Main Street North Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.) 199-221 Main Street North, 34-44 Thomas Street, and 4 Market Street, Ward 1 (File: OZS-2022-0011)**, to the Planning and Development Committee Meeting of July 25, 2022, be received; and,
2. That the application to amend the Official Plan and Main Street North Development Permit System By-law, submitted by SGL Planning and Design Inc. on behalf of Bristol Place Corp. (Solmar Development Corp.), Ward 1, File: OZS-2022-0011, 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 is consistent with the goals and objectives of the City's Official Plan, and for reasons set out in this Recommendation Report; and,
3. That it is determined that no further notice be given in respect of the proposal and that no further public meeting be held; and,
4. That the amendment to the Official Plan, including the Downtown Brampton Secondary Plan, generally in accordance with the Official Plan amendment attached as Appendix 12 of this report, be adopted; and,
5. That the amendment to the Main Street North Development Permit System

By-law, generally in accordance with the amending development permit system by-law attached as Appendix 13 to this report, be adopted, ***and that it be further amended specifically to permit minimum building setbacks from Main Street North of 0 metres to the first 6 storeys of both buildings, and 3 metres to any portion of the building above the 6th storey of both buildings.***

6. That the delegation from David Riley, SGL Planning and Design Inc., re: **Application to Amend the Official Plan and the Main Street North, Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.),199-221 Main Street North, 4 Market Street, Ward 1 (File OZS-2022-0011)**, to the Planning and Development Committee meeting of July 25, 2022, be received; and,

7. That the following correspondence re: **Application to Amend the Official Plan and the Main Street North, Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.),199-221 Main Street North, 4 Market Street, Ward 1 (File OZS-2022-0011)** to the Planning and Development Committee meeting of July 25, 2022, be received:

1. David Riley, SGL Planning and Design Inc., dated July 22, 2022

Carried

- 6.5 Delegation re: Application to Amend the Official Plan, Zoning By-law, Weston Consulting – 2757566 Ontario Inc. , 10254 Hurontario Street, North of Bovaird Drive and West of Hurontario Street, Ward 2 (File OZS-2022-0009)

Michael Vani, Consultant, Weston Consulting did not delegate to committee as the corresponding report listed under 7.4 was placed on consent by Committee.

- 6.6 Delegation by Tushar Mehta, Brampton Resident, re: Destruction of Huttonville Forest, Permanent and Irreversible Ecological Implications, Alternatives for Developer Information

Mr. Tushar Mehta, Brampton Resident, addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application.

The following motion was considered.

**PDC139-2022**

That the delegation from Tushar Mehta, Brampton Resident, re: **Destruction of Huttonville Forest, Permanent and Irreversible Ecological Implications, Alternatives for Developer Information**, to the Planning and Development Committee Meeting of July 25, 2022, be received.

Carried

- 6.7 Delegation re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Candevcon Limited – Dbrand Investment Corporation, 11772 McLaughlin Road North, Ward 6 (File OZS-2021-0005)

Mansoor Ameersulthan, Brampton Resident, addressed Committee and expressed his views, suggestions, and concerns with respect to the subject application.

The following motion was considered.

**PDC140-2022**

1. That the delegation and correspondence from Mansoor Ameersulthan, Brampton Resident re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Candevcon Limited – Dbrand Investment Corporation, 11772 McLaughlin Road North, Ward 6 (File OZS-2021-0005)** dated July 6, 2022, to the Planning and Development Committee Meeting of July 25, 2022, be received.

Carried

**7. Staff Presentations and Planning Reports**

- 7.1 Staff report re: To create a walkway between Amica senior's building and Hodgson Street, Glen Schnarr & Associates Inc. c/o Amica Senior Lifestyle, 223 Main Street South, Ward 3 (File SPA-2021-0009)

The following motion was considered.

**PDC141-2022**

1. That the staff report re: **To create a walkway between Amica senior's building and Hodgson Street, Glen Schnarr & Associates Inc. c/o Amica Senior Lifestyle, 223 Main Street South, Ward 3 (File SPA-2021-0109)**, to the Planning and Development Committee Meeting of July 25, 2022, be received, and,

2. That City Council authorize the lifting of the 0.3 metre reserve along Hodgson Street to permit the proposed private walkway access.

Carried

7.2 Staff report re: Amendments to Schedule “B” of the Building By-law 387-2006

The following motion was considered.

**PDC142-2022**

1. That the Staff report re: **Amendments to Schedule "B" of the Building By-law 387-2006**, dated November 15, 2021 to the Planning and Development Committee meeting of July 25, 2022, be received; and,
2. That the attached amendment to Schedule “B” of the Building By-law be enacted by Council.

Carried

7.3 Staff report re: Unlimited Height and Density

**PDC143-2022**

1. That the staff report and correspondence re: **Unlimited Height and Density** to the planning and development Committee meeting be **deferred** to the meeting of September 12, 2022 Planning and Development Committee.

Carried

7.4 Staff report re: Application to Amend the Official Plan, Zoning By-law, Weston Consulting – 2757566 Ontario Inc. , 10254 Hurontario Street, North of Bovaird Drive and West of Hurontario Street, Ward 2 (File OZS-2022-0009)

The following motion was considered.

**PDC144-2022**

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law, Weston Consulting – 2757566 Ontario Inc. , 10254 Hurontario Street, North of Bovaird Drive and West of Hurontario Street, Ward 2** (File OZS-2022-0009), July 7<sup>th</sup>, 2022, to the Planning and Development Committee meeting of July 25<sup>th</sup>, 2022 be received; and,

2. That the Zoning By-law Amendment application submitted by Weston Consulting on behalf of 2757566 Ontario Inc. (File OZS-2022-0009), 10254 Hurontario Street 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 the Planning Recommendation Report Dated July 7<sup>th</sup>, 2022;
3. That the amendments to the Official Plan generally in accordance with the attached Appendix 12 to this report be adopted;
4. That the amendments to the Zoning By-law generally in accordance with the attached Appendix 14 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 as per section 22 (6.1 and Section 34(10.4) of the *Planning Act*, R.S.O. c. P. 13, as amended.

Carried

#### 7.5 Staff report re: Proposed Consultation Plan for Developing Brampton's Inclusionary Zoning Framework

The following motion was considered.

#### **PDC145-2022**

1. That the staff report re: **Recommendation Report: Proposed Consultation Plan for Developing Brampton's Inclusionary Zoning Framework** to the Planning and Development Committee Meeting of July 25, 2022 be received; and,

2. That Planning, Building and Economic Development staff proceed with the proposed consultation plan to develop an Inclusionary Zoning framework for Brampton.

Carried

- 7.6 Staff report re: Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, Glen Schnarr & Associates - 1212949 Ontario Inc., Part of Lot 1, Concession 5, W.H.S.,Block 96 and 97 of Draft Plan 21T-10001B, Ward 6

The following motion was considered.

**PDC146-2022**

1. That the staff report re: **Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, Glen Schnarr & Associates - 1212949 Ontario Inc., Part of Lot 1, Concession 5, W.H.S.,Block 96 and 97 of Draft Plan 21T-10001B, Ward 6, (File C05W01.005)** dated June 1, 2022 to the Planning and Development Committee Meeting of July 25, 2022 be received; and,
2. That the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Glen Schnarr & Associates on behalf of 1212949 Ontario Inc., File: C05W01.005 and 21T-10001B, 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 the reasons set out in this Supplementary Recommendation Report; and, That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 4 to this report be adopted; and,
3. That the staff be directed to amend the approval of Draft Plan 21T-10001B to allow the development of Blocks of 96 and 97 within it, in general accordance with the conditions in Appendix 6 of this report; 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; and,
5. That a copy of this report and Council resolution be forwarded to the affected stakeholders for information.

Carried

- 7.7 Staff report re: Application to Amend the Official Plan and Zoning By-law, Sajecki Planning Inc. – Luxor Development Corporation, 151 Main Street North, North-West Corner of Church Street West and Main Street North, Ward 1 (File OZS-2021-0003)

The following motion was considered.

**PDC147-2022**

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Sajecki Planning Inc. – Luxor Development Corporation, 151 Main Street North, Ward 1 (File: OZS-2021-0003)**, to the Planning and Development Committee Meeting of July 25, 2022, be received, and,
2. That the application to amend the Official Plan and Zoning by-law, submitted by Sajecki Planning Inc. on behalf of Luxor Development Corporation, Ward 1, File: OZS-2021-0003, 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, and the Region of Peel Official Plan, and is consistent with the goals and objectives of the City's Official Plan, and for reasons set out in this Recommendation Report.
3. That it is determined that no further notice be given in respect of the proposal and that no further public meeting be held.
4. That the amendment to the Official Plan, including the Downtown Brampton Secondary Plan, generally in accordance with the Official Plan Amendment attached as Appendix 11 of this report, be adopted.
5. That the amendment to the Zoning By-law, generally in accordance with the amending zoning by-law attached as Appendix 12 to this report, be adopted.

Carried

- 7.8 Staff report re: Application to Amend the Official Plan and the Main Street North, Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.),

**Dealt with under Item 6.4 - Recommendation PDC138-2022**

- 7.9 Staff report re: Application for Temporary Zoning By-law Amendment, Blackthorn Development Corp. – 2458171 Ontario Inc., 3420 Queen Street East, Ward 8 (File OZS-2022-0022)

The following motion was considered.

**PDC148-2022**

1. That the staff report re: **Application for Temporary Zoning By-law Amendment, Blackthorn Development Corp. – 2458171 Ontario Inc., 3420 Queen Street East, Ward 8 (File OZS-2022-0022)**, dated June 28, 2022, to the Planning and Development Committee Meeting of July 25, 2022, be received.
2. That the Zoning By-law Amendment submitted by Blackthorn Development Corp., on behalf of 2458171 Ontario Inc., (City File: OZS-2022-0022 and Planning, Bld & Ec Dev 2022-714), 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 Planning Recommendation Report; and,
3. That the amendments to the Zoning By-law, generally in accordance with Appendix 11 of this report be adopted.

Carried

- 7.10 Staff report re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Candevcon Limited – Dbrand Investment Corporation, 11772 McLaughlin Road North, Ward 6 (File OZS-2021-0005)

The following motion was considered.

**PDC149-2022**

1. That the staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Candevcon Limited – Dbrand Investment Corporation, 11772 McLaughlin Road North, Ward 6 (File OZS-2021-0005)** dated July 6, 2022, to the Planning and Development Committee Meeting of, be received; and,
2. That the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Candevcon Limited. on behalf of Dbrand Investment Corporation, File: OZS-2021-0005, as revised, 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 of Brampton's Official Plan, for the reasons set out in this Recommendation Report; and,

3. That the amendments to the Zoning By-law, generally in accordance with Appendix 11 attached 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.

Carried

- 7.11 Staff report re: Application to Amend the Official Plan, Secondary Plan and Zoning By-law, Chacon Retirement Village Inc. – Candevcon Limited, 9664 Goreway Drive, Ward 8 (File OZS-2020-0008)

The following motion was considered.

**PDC150-2022**

1. That the staff report re: **Application to Amend the Official Plan, Secondary Plan and Zoning By-law, Chacon Retirement Village Inc. – Candevcon Limited, 9664 Goreway Drive, Ward 8, (File OZS-2020-0008)**, dated July 7, 2022 to the Planning and Development Committee meeting of July 25, 2022 be received; and,
2. That the Official Plan Amendment and Zoning By-law Amendment application submitted by Candevcon Limited for Chacon Retirement Village Inc., Ward 8, File OZS-2020-0008 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; and,
3. That the revisions to the plan subsequent to the Public Meeting conducted on July 27, 2020 do not represent significant changes and that no further Public Meeting is required; and,
4. That an amendment to the Official Plan generally in accordance with the attached Appendix 11 to this report be adopted; and,

5. That an amendment to the Goreway Drive Corridor Secondary Plan (SPA39) generally in accordance with Appendix 11 to this report be adopted; and,
6. That the Tertiary Plan shown as Appendix 13 to this report be added as an appendix to the Goreway Drive Corridor Secondary plan (SPA 39); and,
7. That an amendment to the Zoning By-law, generally in accordance with the attached Appendix 12 to this report be adopted.

Carried

- 7.12 Staff report re: Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9 (File OZS-2020-0009)

**Dealt with under Item 6.3 - Recommendation PDC137-2022**

- 7.13 Staff report re: Application for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. c/o Orlando Corporation, Part of Lot 15, Concession 12, Northern Division, South of Countryside Drive, and West of Colerain Drive, Ward10 (File C11E15.002)

The following motion was considered.

**PDC151-2022**

1. That the staff report re: **Application for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. c/o Orlando Corporation, Part of Lot 15, Concession 12, Northern Division, South of Countryside Drive, and West of Colerain Drive, Ward10 (File C11E15.002)**, dated July 7<sup>th</sup>, 2022, to the Planning and Development Committee Meeting of July 25<sup>th</sup>, 2022, be received; and,
2. That the application for a draft plan of subdivision, submitted by Glen Schnarr Associates Inc., c/o Orlando Corporation, Ward: 10, File:

C11E15.002, 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; and,

3. That no further notice or public meeting be required for the attached conditions of draft plan approval pursuant to Section 51(22.2) of the *Planning Act*, R.S.O. c.P. 13, as amended.

Carried

- 7.14 Staff report re: Application to Amend the Official Plan and Zoning By-Law, Glen Schnarr & Associates Inc. – 12148048 Canada Inc./Umbria Developers Inc. North side of Queen Street West, west side of Chinguacousy Road

The following motion was considered.

**PDC152-2022**

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-Law (To permit the development of a 14-storey residential apartment building with 208 units) Glen Schnarr & Associates Inc. – 12148048 Canada Inc./Umbria Developers Inc. North side of Queen Street West, west side of Chinguacousy Road 1030 Queen Street West, Ward 5, (File OZS-2020-0034)**, dated July 7, 2022, to the Planning and Development Committee Meeting of July 25th, 2022, be received.
2. That the application to amend the Official Plan and Zoning By-law submitted by Glen Schnarr & Associates Inc. on behalf of 12148048 Canada Inc./Umbria Developers Inc., Ward: 5, File OZS-2020-0034, 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; and,
3. That the amendments to the Official Plan including the Credit Valley Secondary Plan (Area 45) and the Block Plan Sub Areas 1 & 3 of the Credit Valley Secondary Plan in general accordance with the by-law attached as Appendix 10 of this report be adopted; and,

4. That the amendments to the Zoning By-law in general accordance with by-law attached as Appendix 11 of this report be adopted; and,
5. That the Owner agrees to make an in-kind Section 37 Community Benefits contribution to relocate, restore/conservate and refurbish the vacant schoolhouse currently located on the Owner's land into a City owned facility to be located in Teramoto Park, at the owner's expense, be approved; and,
6. That City Council enact a by-law under Section 37 of the *Planning Act* to authorize the Commissioner of Planning, Building and Economic Development Department and the City Clerk to execute a Section 37 agreement with 12148048 Canada Inc./Umbria Developers Inc., and that the agreement be registered on title to the lands in a manner satisfactory to the City Solicitor to secure the community benefits contribution; and,
7. 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*.

Carried

- 7.15 Staff report re: City Initiated Official Plan Amendment and Administrative Authority By-law Amendment (Bill 13, Supporting People and Businesses Act, 2021 – Expanded Delegated Authority).

The following motion was considered.

**PDC153-2022**

1. That the staff report re: **City Initiated Official Plan Amendment and Administrative Authority By-law Amendment (Bill 13, Supporting People and Businesses Act, 2021 – Expanded Delegated Authority)**, dated July 25, 2022, to the Planning and Development Committee meeting of July 25, 2022, be received; and,
2. That the Official Plan Amendment be approved, on the basis that it conforms with recent administrative changes made to the *Planning Act*; and,
3. That the amendment to the Official Plan, as attached as Appendix A to this report, be adopted; and,

4. That staff be directed to amend the City's Administrative Authority By-law to implement the delegated authority to the Commissioner of Planning, Building and Economic Development, as attached as Appendix C to this report.

Carried

- 7.16 Staff report re: Site Specific Amendment to the Sign By-law 399-2002, as amended, Gay Lea, 7855 Heritage Road – Ward 6

**Dealt with under Item 6.1 - Recommendation PDC136-2022**

**8. Committee Minutes**

- 8.1 Minutes - Brampton Heritage Board - June 21, 2022

The following motion was considered.

**PDC154-2022**

That the **Minutes of Brampton Heritage Board** meeting of June 21, 2022, Recommendations HB037-2022 - HB047-2022, to the Planning and Development Committee Meeting of July 25, 2022, be approved as published and circulated.

The recommendations were approved as follows:

**HB037-2022**

That the agenda for the Brampton Heritage Board meeting of June 21, 2022 be approved.

**HB038-2022**

1. That the report from Merissa Lompart, Assistant Heritage Planner, Planning, Building and Economic Development, dated June 13, 2022, to the Brampton Heritage Board Meeting of June 21, 2022, re: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 10450 McVean Drive, The Harrison Farmhouse – Ward 10**, be received;
2. That the designation of the property at 10450 McVean Drive 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 10450 McVean Drive 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.

#### **HB039-2022**

1. That the report from Harsh Padhya, Heritage Planner, Planning, Building and Economic Development, dated June 14, 2022, to the Brampton Heritage Board Meeting of June 21, 2022, re: **Recommendation Report: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 2072 Embleton Road - The James Patterson House, - Ward 6**, be received;
2. That the designation of the property at 2072 Embleton 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 the property at 2072 Embleton 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.

#### **HB040-2022**

1. That the report from Merissa Lompart, Assistant Heritage Planner, Planning, Building and Economic Development, dated June 13, 2022, to

the Brampton Heritage Board Meeting of June 21, 2022, re: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 40 Mill Street North, Hewetson Prairie House – Ward 1**, be received;

2. That the designation of the property at 40 Mill Street North 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 40 Mill Street North 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.

#### **HB041-2022**

1. That the report from Merissa Lompart, Assistant Heritage Planner, Planning, Building and Economic Development, dated June 3, 2022, to the Brampton Heritage Board Meeting of June 21, 2022, re: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 9050 Bramalea Road, Crawford House – Ward 7**, be received;
2. That the designation of the property at 9050 Bramalea 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 the property at 9050 Bramalea 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.

#### **BHB042-2022**

1. That the report from Harsh Padhya, Heritage Planner, Planning, Building and Economic Development, to the Brampton Heritage Board meeting of June 21, 2022, re: **39 Wellington Street West – Heritage Impact Assessment – Ward 3**, be received; and,
2. That the Heritage Impact Assessment dated, April 2022 prepared by MHBC Planning Ltd. attached as Appendix A to the report be received and that the recommendations for proposed alterations to the listed heritage property, be approved.

#### **HB043-2022**

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated June 13, 2022, to the Brampton Heritage Board Meeting of June 21, 2022, re: **Heritage Impact Assessment, 5 Isabella Street, City of Brampton, Ontario dated May 2022** be received; and
2. That the select following recommendations as per the Heritage Impact Assessment by Robinson Heritage Consulting be followed:
3. Set the proposed house as close to the existing front set back as possible
4. Continue to keep the proposed residence as low as possible, it is acknowledged that the residence has been from what was initially proposed already.
5. Keep materiality to masonry brick (historic Ontario sized), wood and approved wood like substitutes. Windows should be high quality with wood preferred. Wood windows can be clad on the exterior for a more maintenance free option.
6. If window choice has muntins they must be either true divided lites or simulated divided lite (SDL) in wood or metal clad wood, avoid vinyl.
7. Keep colours to muted historic colours
8. Salvage the following materials from 5 Isabella Street: front door surround; staircase with balusters, newel post and handrail; other historic materials as uncovered (cast iron vent covers, door hardware, etc.)

9. That the Brampton Heritage Board agree to demolition of 5 Isabella Street in accordance with option 3 of the proposed mitigation strategies (listed below), and approve the proposed design outlined in Appendix B (subject to minor alterations).
10. **Option 3:** Demolish the house for an approved Georgian inspired design. There are recommendations that are detailed in Section 7.0 of this document and include: more closely matching the original houses front setback, designing a new house in the Georgian style complete with appropriate proportions, openings, materiality, colour palette, detached garage in the rear, not overbuilding on the property and landscaping.

#### **HB044-2022**

1. That the report from Harsh Padhya, Heritage Planner, Planning, Building and Economic Development, to the Brampton Heritage Board Meeting of June 21, 2022, re: **8799 Heritage Road – Heritage Impact Assessment – Ward 6 (HE.x 8799 Heritage Road)**, be received; and,
2. That the Heritage Impact Assessment dated May 11, 2022, prepared by Golder Associates Ltd. attached as Appendix A to the report be received and that the recommendations for the demolition of listed heritage property and removing the property from the heritage register, be approved.

#### **HB045-2022**

1. That the report by Natalie Majda, Assistant Heritage Planner, to the Brampton Heritage Board meeting of June 21, 2022, re: **Gage Park Bandstand History and Commemoration Options, Ward 3** received;
2. That staff move forward with the Pedestal Plaque – Option 1 for the commemoration of the Gage Park Bandstand;
3. That staff identify appropriate plaque locations nearby to the bandstand which do not impede events, paths, or sightlines; and
4. That staff provide an update at the next meeting with overall progress and plaque location options.

#### **HB046-2022**

1. That the report by Harsh Padhya, Heritage Planner, to the Brampton Heritage Board Meeting of June 21, 2022, re: **Revision to Heritage Permit for 45 Railroad Street - Ward 1 (45 Railroad St.)** be received;

2. That the memo dated May 31, 2022 submitted by ERA Architects Inc. attached as Appendix A to the report be received and that the recommendations for proposed changes to the conservation plan subject to below conditions, be approved:
3. Proposed lead coated copper flashing work must be detailed especially in terms of finishing and undertaken by a heritage specialist.
4. Proposed flashing to be fasten into the mortar joints only, not the bricks.

The following motion was considered:

**HB047-2022**

That the Brampton Heritage Board do now adjourn to meet again on July 19, 2022 at 7:00 p.m.

Carried

**9. Other Business/New Business**

Nil

**10. Referred/Deferred Matters**

Nil

**11. Correspondence**

- 11.1 Correspondence from Laura Hall, Director, Corporate Services / Town Clerk, Town of Caledon, re: Request to Modify the Peel 2051 Official Plan

The following motion was considered.

**PDC155-2022**

That the correspondence from Laura Hall, Director, Corporate Services / Town Clerk, Town of Caledon, re: **Request to Modify the Peel 2051 Official Plan**, to the Planning and Development Committee Meeting of Jul7 25, 2022, 2022, be received.

Carried

- 11.2 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9 (File OZS-2020-0009)

The following motion was considered.

**PDC156-2022**

1. That the following correspondence re: **Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9 (File OZS-2020-0009)** to the Planning and Development Committee Meeting of July 25, 2022, be **referred** to staff for further consideration:

1. Maria & Eugenio Isabella, Brampton Residents, dated July 12, 2022
2. Terry Miller, Vice Chair and Director PCC564, dated July 16, 2022
3. Sue Melito, Brampton Resident, dated July 18, 2022
4. Glenn Wellings, Wellings Planning Consultants Inc., dated July 20, 2022

Carried

11.3 Correspondence re: Unlimited Height and Density

**Dealt with under Item 7.3 - Recommendation PDC143-2022**

11.4 Correspondence re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Candevcon Limited – Dbrand Investment Corporation, 11772 McLaughlin Road North, Ward 6 (File OZS-2021-0005)

**Dealt with under Item 6.7 - Recommendation PDC140-2022**

11.5 Correspondence re: To create a walkway between Amica senior's building and Hodgson Street, Glen Schnarr & Associates Inc. c/o Amica Senior Lifestyle, 223 Main Street South, Ward 3 (File SPA-2021-0009)

The following motion was considered.

**PDC157-2022**

1. That the following correspondence re: **To create a walkway between Amica senior's building and Hodgson Street, Glen Schnarr & Associates Inc. c/o Amica Senior Lifestyle, 223 Main Street South, Ward 3 (File SPA-2021-0009)**, to the Planning and Development Committee Meeting of July 25, 2022, be received:

1. Tony and Sandra Linardi, Brampton Residents, dated July 21, 2022

Carried

- 11.6 Correspondence re: Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, Glen Schnarr & Associates - 1212949 Ontario Inc., Part of Lot 1, Concession 5, W.H.S.,Block 96 and 97 of Draft Plan 21T-10001B, Ward 6

The following motion was considered.

**PDC158-2022**

1. That the following correspondence re: **Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, Glen Schnarr & Associates - 1212949 Ontario Inc., Part of Lot 1, Concession 5, W.H.S.,Block 96 and 97 of Draft Plan 21T-10001B, Ward 6 (File C05W01.005)** to the Planning and Development Committee Meeting of July 25, 2022 be received:

1. Joel Farber, Fogler, Rubinoff LLP, on behalf of Maple Lodge Farms, dated July 22, 2022

Carried

- 11.7 Correspondence re: Application to Amend the Official Plan and the Main Street North, Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.),199-221 Main Street North, 4 Market Street, Ward 1

**Dealt with under Item 6.4 - Recommendation PDC138-2022**

**12. Councillor Question Period**

Nil

**13. Public Question Period**

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made at this meeting. P. Fay, City Clerk, read the questions pertaining to reports 7.3, 7.7, 7.8 from Deb Bergamin, Brampton resident regarding the following:

- Accountability for decisions from Committee meetings
- Application review process
- New downtown multi-use developments and responsibility for traffic flow and parking impacts

- Height restrictions on developments - how high is too high, why does the report not specify and not be reviewed
- Regarding report 7.8, Appendix 9, 10 and 11 - Clarification regarding accountability for addressing concerns raised

A. Parsons, Director, Development Services, Planning, Building and Economic Development, provided information and clarification with respect to the above noted questions.

**14. Closed Session**

Nil

**15. Adjournment**

The following motion was considered.

**PDC159-2022**

That Planning and Development Committee do now adjourn to meet again on Monday, August 22, 2022, at 7:00 p.m. or at the call of the Chair.

Carried

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Regional Councillor M. Medeiros, Chair



## Minutes

### Planning and Development Committee The Corporation of the City of Brampton

**Monday, August 22, 2022**

Members Present: Regional Councillor M. Medeiros - Wards 3 and 4  
Regional Councillor P. Fortini - Wards 7 and 8  
Regional Councillor R. Santos - Wards 1 and 5  
Regional Councillor P. Vicente - Wards 1 and 5  
City Councillor D. Whillans - Wards 2 and 6  
Regional Councillor M. Palleschi - Wards 2 and 6  
City Councillor J. Bowman - Wards 3 and 4  
City Councillor H. Singh - Wards 9 and 10  
Regional Councillor G. Dhillon - Wards 9 and 10  
Mayor Patrick Brown (ex officio)

Staff Present: Allan Parsons, Director, Development Services, Planning,  
Building and Economic Development  
Steve Ganesh, Manager, Planning Building and Economic  
Development  
Nasir Mahmood, Development Planner, Planning, Building and  
Economic Development  
Kelly Henderson, Development Planner, Planning, Building and  
Economic Development  
Emma De Melo, Development Planner, Planning, Building and  
Economic Development  
Angelo Ambrico, Development Planner, Planning, Building and  
Economic Development  
Peter Fay, City Clerk  
Tammi Jackson, Legislative Coordinator  
Clara Vani, Legislative Coordinator

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**1. Call to Order**

The meeting was called to order at 7:00 p.m., and adjourned at 8:43 p.m.

As this meeting of Committee of Council 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 Santos, Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, Regional Councillor Medeiros, Regional Councillor Fortini, City Councillor Singh and Regional Councillor Dhillon

Members absent during roll call: Nil

**2. Approval of Agenda**

The following motion was considered.

**PDC160-2022**

That the agenda for the Planning and Development Committee Meeting of August 22, 2022 be approved, as amended as follows:

**To add:**

6.3 - Delegations re: Application to Amend the Official Plan and Zoning By-law - Gagnon Walker Domes Ltd., Marui Matteo Silvestro and 2088205 Ontario Limited, 22, 24, 26, 28 and 32 John Street, Ward 3 (File: OZS-2022-0035):

1. Marc DiNardis, Gagnon Walker Domes
2. Sylvia Roberts, Brampton Resident
3. Carolyn Arthur, Brampton Resident

11.1 - Correspondence re: Application to Amend the Official Plan and Zoning By-law - Gagnon Walker Domes Ltd., Marui Matteo Silvestro and 2088205 Ontario Limited, 22, 24, 26, 28 and 32 John Street, Ward 3 (File: OZS-2022-0035):

1. Victoria Williams, Brampton Resident, dated August 18, 2022
2. Craig Fowler, Vice President, Algoma University, dated August 22, 2022

**To correct file reference:**

7.1 Staff Report: Application to Amend the Zoning By-law - Mayfield Commercial Centre Ltd., Weston Consulting, Ward 10. File: OZS-2020-0005.

Carried

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

Nil

**4. Consent Motion**

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed 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 and 8.1)

The following motion was considered.

**PDC161-2022**

That the following items to the Planning and Development Committee Meeting of August 22, 2022, be approved as part of the Consent Motion:

(7.1, 7.2 and 8.1)

A recorded vote was taken, with the results as follows.

Yea (7): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, and City Councillor Singh

Absent (2): City Councillor Bowman, and Regional Councillor Dhillon

Carried (7 to 0)

**5. Statutory Public Meeting Reports**

- 5.1 Staff Report re: Application to Amend the Official Plan and the Zoning By-law - Glen Schnarr & Associates Inc., - 13514161 Canada Inc. - 8654 Mississauga Road - Ward 6 - File: OZS-2022-0017

Nasir Mahmood, Development Planner, Planning, Building and Economic Development, 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 requests or correspondence was received for this item.

In response to comments from Committee regarding the Sustainability Score snapshot of the Bronze threshold, it was suggested that higher scores for applications in general should be considered to achieve a minimum silver threshold.

The following motion was considered.

**PDC162-2022**

1. That the staff report re: **Application to Amend the Official Plan and the Zoning By-law (To permit a six (6) storey apartment building, and seven (7) three-storey residential back-to-back stacked townhouse complex buildings, containing a total of 243 condominium units), Glen Schnarr & Associates Inc. - 13514161 Canada Inc., 8654 Mississauga Road, Ward: 6 (City File: OZS-2022-0017)**, to the Planning and Development Committee meeting of August 22, 2022, be received; and,
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.

Carried

- 5.2 Staff Report re: Application for Zoning By-law Amendment and Proposed Draft Plan of Subdivision - Candevcon Ltd. - Castleclark Developments Inc. - 10201 Clarkway Drive, south of Old Castlemore - Ward 10 - File: OZS-2022-0025

Emma DeMelo, Development Planner, Planning, Building and Economic Development, 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 requests or correspondence was received for this item.

The following motion was considered.

**PDC163-2022**

1. That the staff report re: **Application for Zoning By-law Amendment and Draft Plan of Subdivision – Candevcon Ltd. – Castleclark Developments Inc. – 10201 Clarkway (east side of Clarkway Drive south of Old Castlemore Drive) – Ward 10 (Planning Building and Economic Development-2022-767 and City File OZS-2022-0025)**, to the Planning and Development Committee Meeting of August 22, 2022, be received; and,
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.

Carried

- 5.3 Staff Report re: Application to Temporarily Amend the Zoning By-Law - SGL Planning and Design Inc. - Adesa Auctions Canada Corporation - 'O' Queen Street East - Ward 8 - File: OZS-2022-0027

Andrew Ramsammy, Development Planner, Planning, Building and Economic Development, was not in attendance.

Emma Demelo, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included the location of the subject lands, area context, proposal, Official Plan designation, Secondary Plan designation, Zoning By-law and Zoning By-law amendment, planning policy summary, issues/opportunities and next steps.

Item 6.1 was brought forward at this time.

Raymond Ziemba, Planner, SGL Planning and Designing Inc., provided a presentation on the subject application highlighting, Site and Surroundings, Temporary Use History, Proposed Extension and Next Steps.

Committee was concerned about the view of trucks and trailers along Queen Street and suggested that some sort of screening be considered for that area.

The following motion was considered.

**PDC164-2022**

1. That the staff report re: **Application to Temporarily Amend the Zoning By-law, SGL Planning and Design Inc. – Adesa Auctions Canada Corporation, 0 Queen Street East – Ward 8 (City File: OZS-2022-0027 and Planning, Bld & Economic Development-2022-764)**, dated August 3, 2022 to the Planning and Development Committee Meeting of August 22, 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; and,
3. That the following delegation re: **Application to Temporarily Amend the Zoning By-law, SGL Planning and Design Inc. – Adesa Auctions Canada Corporation, 0 Queen Street East – Ward 8 (City File: OZS-2022-0027 and Planning, Bldg & Economic Development-2022-764)**, to the Planning and Development Committee Meeting of August 22, 2022, be received:

1. Raymond Ziemba, Planner, SGL Planning and Designing Inc.

Carried

- 5.4 Staff Report re: Application to Amend the Official Plan and Zoning By-law - Gagnon Walker Domes Ltd. - Marui Matteo Silvestro and 2088205 Ontario Limited - 22, 24, 26, 28 and 32 John Street - Ward 3 - File: OZS-2022-0035

Kelly Henderson, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included the location of the subject lands, area context, proposal, and next steps.

Items 6.3 and 11.1 were brought forward at this time.

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

1. Marc DeNardis, Gagnon Walker Domes
2. Peter Dymond, Chair, Brampton Heritage Board
3. Sylvia Roberts, Brampton Resident

4. Carolyn Arthur, Brampton Resident
5. Fabio Gazzola, CUPE Local #831 President
6. Brian Mackay, Brampton Resident

Committee acknowledged the correspondence listed under item 11.1.

The following motion was considered.

**PDC165-2022**

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. - Marui Matteo Silvestro, Guido D'Alesio and 2088205 Ontario Ltd. 22, 24, 26, 28 and 32 John Street, Ward 3 (File OZS-2022-0035)**, dated August 3, 2022, to the Planning and Development Committee meeting of August 22, 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 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 delegations addressed the Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:
  1. Marc DeNardis, Gagnon Walker Domes
  2. Peter Dymond, Chair, Brampton Heritage Board
  3. Sylvia Roberts, Brampton Resident
  4. Carolyn Arthur, Brampton Resident
  5. Fabio Gazzola, CUPE Local #831 President
  6. Brian Mackay, Brampton Resident
4. That the following correspondence re: **Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. - Marui Matteo Silvestro, Guido D'Alesio and 2088205 Ontario Ltd. 22, 24, 26, 28 and 32 John Street, Ward 3 (File OZS-2022-0035)**, dated August 3, 2022, to the Planning and Development Committee meeting of August 22, 2022 be received:

1. Neil Mendes, Brampton Resident, dated August 4, 2022
2. Don Syrnyk, Brampton Resident, dated August 8, 2022
3. Lindsay Goodyear, Brampton Resident, dated August 10, 2022
4. Luigi Battista, Brampton Resident, dated August 15, 2022
5. Margaret Savage, Brampton Resident, dated August 15, 2022
6. John Braidford, Brampton Resident, dated August 16, 2022
7. Victoria Williams, Brampton Resident, dated August 18, 2022
8. Craig Fowler, Vice President Algoma University - dated August 22, 2022

Carried

- 5.5 Staff Report: Application to Amend the Official Plan and Zoning By-Law - Soneil Clarence Inc./Glen Schnarr & Associates Inc. - 75 Clarence Street, Ward 3 - File: OZS-2019-0006

Angelo Ambrico, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included the location of the subject lands, area context, proposal, and next steps.

Items 6.2 and 11.2 were brought forward at this time.

Committee acknowledged the correspondence listed under item 11.2.

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

1. Bill Ward, Brampton Resident
2. Jose Echandi, Brampton Resident

In addition, Mr. Echandi referenced a petition dated February 7, 2020 that was submitted at a previous meeting on February 10, 2020.

Christian Berndt, Kellie Berndt, Elaine Pulver and Mark Girin, Brampton Residents, were not in attendance at the meeting.

Committee commented that due to high density proposal for this area it may be difficult to add public transit.

The following motion was considered.

## **PDC166-2022**

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Soneil Clarence Inc / Glen Schnarr & Associates Inc., 75 Clarence Street, Ward 3 (File: OZS-2019-0006)** to the Planning and Development Committee Meeting of August 22, 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; and,
3. That the following delegations re: **Application to Amend the Official Plan and Zoning By-law, Soneil Clarence Inc / Glen Schnarr & Associates Inc., 75 Clarence Street, Ward 3 (File: OZS-2019-0006)** to the Planning and Development Committee Meeting of August 22, 2022 be received:
  1. Bill Ward, Brampton Resident
  2. Jose Echandi, Brampton Resident
4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Soneil Clarence Inc / Glen Schnarr & Associates Inc., 75 Clarence Street, Ward 3 (File: OZS-2019-0006) to the Planning and Development Committee Meeting of August 22, 2022 be received:
  1. William Ward, Brampton Resident, dated August 15, 2022

Carried

### **6. Public Delegations (5 minutes maximum)**

- 6.1 Delegations re: Application to Temporarily Amend the Zoning By-Law - SGL Planning and Design Inc. - Adesa Auctions Canada Corporation - 'O' Queen Street East - Ward 8 - File: OZS-2022-0027

#### **Dealt with under Item 5.3 - Recommendation PDC164-2022**

- 6.2 Delegations re: Application to Amend the Official Plan and Zoning By-Law - Soneil Clarence Inc./Glen Schnarr & Associates Inc. - 75 Clarence Street, Ward 3 - File: OZS-2019-0006

#### **Dealt with under Item 5.5 - Recommendation PDC166-2022**

- 6.3 Delegation re: Application to Amend the Official Plan and Zoning By-law - Gagnon Walker Domes Ltd. - Marui Matteo Silvestro and 2088205 Ontario Limited - 22, 24, 26, 28 and 32 John Street - Ward 3 - File: OZS-2022-0035

**Dealt with under Item 5.4 - Recommendation PDC165-2022**

- 6.4 Delegation re: Planning and Development Committee Recommendation PDC138-2022

Note: This item was referred from the Council Meeting of August 10, 2022, pursuant to the following Council Resolution:

That Recommendation **PDC138-2022** be referred to the August 22, 2022 meeting of the Planning and Development Committee, for further consideration regarding setback of zero metres.

Catherine Jay, SGL Planning and Designing Inc., presented an overview of the zero (0) metres setback and landscape plan regarding the application dated July 22, 2022.

Items 7.3 and 10.1 were brought forward at this time.

The following motion was considered.

**PDC167-2022**

1. That the report titled: **Supplementary Recommendation Report, Application to Amend the Official Plan and the Main Street North Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.) 199-221 Main Street North, 34-44 Thomas Street, and 4 Market Street, Ward 1 (File: OZS-2022-0011)**, to the Planning and Development Committee Meeting of August 22, 2022, be received;
2. That the application to amend the Official Plan and Main Street North Development Permit System By-law, submitted by SGL Planning and Design Inc. on behalf of Bristol Place Corp. (Solmar Development Corp.), Ward 1, File: OZS-2022-0011, 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 is consistent with the goals and objectives of the City's Official Plan, and for reasons set out in this Recommendation Report;
3. That it is determined that no further notice be given in respect of the proposal and that no further public meeting be held;

4. That the amendment to the Official Plan, including the Downtown Brampton Secondary Plan, generally in accordance with the Official Plan amendment attached as Appendix 12 of this report, be adopted;
5. That the amendment to the Main Street North Development Permit System By-law, generally in accordance with the amending development permit system by-law attached as Appendix 13 to this report, be adopted, and that it be further amended specifically to permit minimum building setbacks from Main Street North of 0 metres to the first 6 storeys of both buildings, and 3 metres to any portion of the building above the 6th storey of both buildings;
6. That the following delegation re: **Application to Amend the Official Plan and the Main Street North Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.) 199-221 Main Street North, 34-44 Thomas Street, and 4 Market Street, Ward 1** (File: OZS-2022-0011), to the Planning and Development Committee meeting of August 22, 2022, be received;
  1. Catherine Jay, SGL Planning and Design Inc.; and,
7. That the following Recommendation PDC138-2022 be received;
  1. That the staff report re: Application to Amend the Official Plan and the Main Street North Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.) 199-221 Main Street North, 34-44 Thomas Street, and 4 Market Street, Ward 1 (File: OZS2022-0011), to the Planning and Development Committee Meeting of July 25, 2022, be received; and,
  2. That the application to amend the Official Plan and Main Street North Development Permit System By-law, submitted by SGL Planning and Design Inc. on behalf of Bristol Place Corp. (Solmar Development Corp.), Ward 1, File:OZS-2022-0011, 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 is consistent with the goals and objectives of the City's Official Plan, and for reasons set out in this Recommendation Report; and,
  3. That it is determined that no further notice be given in respect of the proposal and that no further public meeting be held; and,

4. That the amendment to the Official Plan, including the Downtown Brampton Secondary Plan, generally in accordance with the Official Plan amendment attached as Appendix 12 of this report, be adopted; and,
5. That the amendment to the Main Street North Development Permit System By-law, generally in accordance with the amending development permit system by-law attached as Appendix 13 to this report, be adopted, and that it be further amended specifically to permit minimum building setbacks from Main Street North of 0 metres to the first 6 storeys of both buildings, and 3 metres to any portion of the building above the 6th storey of both buildings.
6. That the delegation from David Riley, SGL Planning and Design Inc., re: Application to Amend the Official Plan and the Main Street North, Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp., (Solmar Development Corp.), 199-221 Main Street North, 4 Market Street, be received; and,
7. That the following correspondence re: Application to Amend the Official Plan and the Main Street North, Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.), 199-221 Main Street North, 4 Market Street, Ward 1 (File OZS-2022-0011) to the Planning and Development Committee meeting of July 25, 2022, be received:1. David Riley, SGL Planning and Design Inc., dated July 22, 2022

Carried

## **7. Staff Presentations and Planning Reports**

- 7.1 Staff Report: Application to Amend the Zoning By-law - Mayfield Commercial Centre Ltd. - Weston Consulting - Ward 10 - File: OZS-2020-0005

The following motion was considered.

### **PDC168-2022**

1. That the staff report re: **Application to Amend the Zoning By-law, Mayfield Commercial Centre Ltd. – Weston Consulting, East of Airport Road and South of Mayfield Road, Ward 10 (File OZS-2020-0005)**, to the Planning and Development Committee Meeting of August 22<sup>nd</sup>, 2022, be received;

2. That the Application to Amend the Zoning By-law, Mayfield Commercial Centre Ltd. – Weston Consulting, Ward: 10, (File OZS-2020-0005), as revised 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 the Planning Recommendation Report, dated July 28<sup>th</sup>, 2022;
3. That the amendments to the Zoning By-law, as generally attached as Appendix 12 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. c.P. 13, as amended.

Carried

## 7.2 Staff Report: Community Engagement Findings for a Proposed City-Initiated Zoning By-law Amendment for Enclosed Utility Trailers

The following motion was considered.

### **PDC169-2022**

1. That the staff report re: **Recommendation Report: Community Engagement Findings for a Proposed City-Initiated Zoning By-law Amendment for Enclosed Utility Trailers**, to the Planning and Development Committee Meeting of August 22, 2022, be received; and,
2. That no further action be taken at this time and enforcement of trailer parking violations be resumed.

Carried

## 7.3 Staff Report re: Supplementary Report, Application to Amend the Official Plan and The Main Street North Development Permit System By-law, SGL Planning and Design Inc.

### **Dealt with under Item 6.4 - Recommendation PDC167-2022**

## 8. **Committee Minutes**

### 8.1 Minutes - Cycling Advisory Committee - June 16, 2022

The following motion was considered.

## **PDC170-2022**

That the Minutes of Cycling Advisory Committee meeting of June 16, 2022, Recommendations CYC020-2022 - CYC025-2022, to the Planning and Development Committee Meeting of August 22, 2022, be approved as published and circulated.

The recommendations were approved as follows:

## **CYC020-2022**

That the agenda for the Cycling Advisory Committee Meeting of June 16, 2022, be approved as amended:

### **To add:**

6.1 Verbal update from Lisa Stokes, Co-Chair, re: **Community Rides Program**

6.2 Verbal update from Nelson Cadete, Project Manager, Active Transportation, Planning, Building and Economic Development, re: **Community Rides Social Media Campaign**

## **CYC021-2022**

That the staff presentation re: **New Horizons for Seniors Program 2022 - Designing Spaces for Seniors – Laneway Activation Pilot Program** to the Cycling Advisory Committee Meeting of June 16, 2022 be received.

## **CYC022-2022**

That the verbal update from Lisa Stokes, Co-Chair, to the Cycling Advisory Committee Meeting of June 16, 2022, re: **Community Rides Programs**, be received.

## **CYC023-2022**

That the verbal update from Nelson Cadete, Project Manager, Active Transportation, Planning Building and Economic Development, to the Cycling Advisory Committee Meeting of June 16, 2022, re: **Community Rides Social Media Campaign**, be received.

## **CYC024-2022**

That the verbal update from Nelson Cadete, Project Manager, Active Transportation, Planning Building and Economic Development, to the Cycling Advisory Committee Meeting of June 16, 2022, re: **2022 BCAC Cycling Events/Programs**, be received.

## **CYC025-2022**

That the Cycling Advisory Committee do now adjourn to meet again on Thursday, August 18, 2022 at 7:00 p.m. or at the call of the Chair.

Carried

### **9. Other Business/New Business**

- 9.1 Planning and Development Committee Recommendation PDC138-2022

**Note: This report was moved to the Referred/Deferred Matters section of the agenda – Item 10.1.**

### **10. Referred/Deferred Matters**

- 10.1 Planning and Development Committee Recommendation PDC138-2022

**Dealt with under Item 6.4 - Recommendation PDC167-2022**

### **11. Correspondence**

- 11.1 Correspondence re: Application to Amend the Official Plan and Zoning By-law - Gagnon Walker Domes Ltd. - Marui Matteo Silvestro and 2088205 Ontario Limited - 22, 24, 26, 28 and 32 John Street - Ward 3 - File: OZS-2022-0035

**Dealt with under Item 5.4 - Recommendation PDC165-2022**

- 11.2 Correspondence re: Delegations re: Application to Amend the Official Plan and Zoning By-Law - Soneil Clarence Inc./Glen Schnarr & Associates Inc. - 75 Clarence Street, Ward 3 - File: OZS-2019-0006

**Dealt with under Item 5.5 - Recommendation PDC166-2022**

### **12. Councillor Question Period**

Nil

### **13. Public Question Period**

Nil

### **14. Closed Session**

Nil

**15. Adjournment**

**Next Regular Meeting:**

**PDC171-2022**

That Planning and Development Committee do now adjourn to meet again on Monday, September 12, 2022, at 7:00 p.m. or at the call of the Chair.

Carried

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Regional Councillor M. Medeiros, Chair



## Minutes

### Planning and Development Committee The Corporation of the City of Brampton

**Monday, September 12, 2022**

Members Present: Regional Councillor M. Medeiros - Wards 3 and 4  
Regional Councillor P. Fortini - Wards 7 and 8  
Regional Councillor R. Santos - Wards 1 and 5  
Regional Councillor P. Vicente - Wards 1 and 5  
City Councillor D. Whillans - Wards 2 and 6  
Regional Councillor M. Palleschi - Wards 2 and 6  
City Councillor J. Bowman - Wards 3 and 4

Members Absent: City Councillor H. Singh - Wards 9 and 10  
Regional Councillor G. Dhillon - Wards 9 and 10  
Mayor Patrick Brown (ex officio)

Staff Present: Allan Parsons, Director, Development Services, Planning, Building and Economic Development  
Andrew McNeill, Director, City Planning and Design  
Steve Ganesh, Manager, Planning Building and Economic Development  
Alex Sepe, Planner III, Planning, Building, and Growth Management Department  
Madhuparna Debnath, Planner III, Policy, Planning Building and Growth  
Emma De Melo, Development Planner, Planning, Building and Economic Development  
Peter Fay, City Clerk  
Charlotte Gravlev, Deputy City Clerk  
Clara Vani, Legislative Coordinator  
Chandra Urquhart, Legislative Coordinator  
Tammi Jackson, Legislative Coordinator

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**1. Call to Order**

The meeting was called to order at 7:12 p.m., and adjourned at 8:08 p.m.

As this meeting of the Planning and Development Committee 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 Santos, Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, Regional Councillor Fortini, and Regional Councillor Medeiros

Members absent during roll call: City Councillor Singh and Regional Councillor Dhillon

**2. Approval of Agenda**

**PDC172-2022**

That the agenda for the Planning and Development Committee Meeting of September 12, 2022 be approved as published and circulated.

Carried

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

Nil

**4. Consent Motion**

In keeping with Council Resolution C019-2021, agenda items will no longer be pre-marked for Consent Motion approval. 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:

(7.5, 8.1 and 8.2)

The following motion was considered.

**PDC173-2022**

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

(7.5, 8.1 and 8.2)

A recorded vote was taken, with the results as follows.

Yea (7): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, and City Councillor Bowman

Carried (7 to 0)

## 5. **Statutory Public Meeting Reports**

- 5.1 Staff Report re: Application to Amend the Zoning By-law, Bousfields Inc. - Dream Industrial LP - Ward 10. File: OZS-2022-0029

Item 6.1 was brought forward at this time.

Emma DeMelo, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, proposal, and next steps.

Michael Bissett, Partner, MCIP, RPP at Bousfields Inc. provided additional information on the proposal.

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

The following motion was considered.

### **PDC174-2022**

1. That the staff report re: **Application to Amend the Zoning By-law, Bousfields Inc. – Dream Industrial LP, 0, 5200 Countryside Drive, Ward 10 (File: OZS-2022-0029)** dated August 9, 2022 to the Planning and Development Committee Meeting of September 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; and
3. That the delegation re: **Application to Amend the Zoning By-law, Bousfields Inc. – Dream Industrial LP, 0, 5200 Countryside Drive,**

**Ward 10 (File: OZS-2022-0029)** to the Planning and Development Committee Meeting of September 12, 2022, be received:

1. Michael Bissett, Partner, MCIP, RPP at Bousfields Inc.

Carried

- 5.2 Staff Report re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, Blackthorn Development Corp - Seven Developments Inc., Ward 9, File: OZS-2022-0031

Items 6.2 and 11.1 were brought forward at this time.

Alex Sepe, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, proposal, and next steps.

Stephanie Lipa expressed concerns regarding the proposed development and noted the area residents have signed a petition noting their concerns.

The following motion was considered.

**PDC175-2022**

1. That the staff report, re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision (To permit twenty-six (26) freehold residential dwellings – comprising of two (2) single-detached and twenty-four (24) semi-detached residential dwellings). Blackthorn Development Corp – Seven Developments Inc., 10378 Torbram Road, Ward 9, (File: OZS-2022-0031)** to the Planning and Development Committee Meeting of September 12<sup>th</sup>, 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; and
3. That the following correspondence re: Application to Amend the Zoning By-law and Draft Plan of Subdivision (To permit twenty-six (26) freehold residential dwellings – comprising of two (2) single-detached and twenty-four (24) semi-detached residential dwellings). Blackthorn Development Corp – Seven Developments Inc., 10378 Torbram Road, Ward 9, (File: OZS-2022-0031) to the Planning and Development Committee Meeting of September 12<sup>th</sup>, 2022, be received:

1. Ed Akingbohungbe, Brampton Resident, dated August 22, 2022
2. Lucille Ebacher,. Brampton Resident, dated August 23, 2022
3. Jim Kidd, Brampton Resident, dated September 8, 2022
4. Stephanie Lippa, Brampton Resident, dated September 8, 2022
5. Jasbir Rangi, Brampton Resident, dated September 8, 2022
4. That the following delegation re: Application to Amend the Zoning By-law and Draft Plan of Subdivision (To permit twenty-six (26) freehold residential dwellings – comprising of two (2) single-detached and twenty-four (24) semi-detached residential dwellings). Blackthorn Development Corp – Seven Developments Inc., 10378 Torbram Road, Ward 9, (File: OZS-2022-0031) to the Planning and Development Committee Meeting of September 12th, 2022, be received:
  1. Stephanie Lippa, Brampton Resident

Carried

## **6. Public Delegations (5 minutes maximum)**

- 6.1 Delegation re: Application to Amend the Zoning By-law, Bousfields Inc. - Dream Industrial LP - Ward 10. File: OZS-2022-0029

### **Dealt with under Item 5.1 - Recommendation PDC174-2022**

- 6.2 Delegation re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, Blackthorn Development Corp - Seven Developments Inc., Ward 9, File: OZS-2022-0031

### **Dealt with under Item 5.2 - Recommendation PDC175-2022**

## **7. Staff Presentations and Planning Reports**

- 7.1 Presentation by Madhuparna Debnath, Senior Policy Planner and Project Lead for the Housing Catalyst Capital Project and Bindu Shah, Acting Manager, Official Plan and Growth Management re: Implementation of Housing Catalyst Capital Project

Item 7.2 was brought forward at this time.

Madhuparna Debnath, Senior Policy Planner and Project Lead presented the Housing Catalyst Capital Project.

The following motion was considered.

## **PDC176-2022**

1. That the presentation by Madhuparna Debnath, Senior Policy Planner and Project Lead for the Housing Catalyst Capital Project and Bindu Shah, Acting Manager, Official Plan and Growth Management, to the Planning and Development Committee meeting of September 12, 2022, re: **Implementation of Housing Catalyst Capital Project** be received;
2. That the staff report re: **Implementation of Housing Catalyst Capital Project Phase 1** to the Planning and Development Committee meeting of September 12, 2022, be received;
3. That Council approve staff recommendation for Phase 1 funding support for the four proponents selected by the Selection Committee (Appendix 2);
4. That the Commissioner of Planning, Building and Growth Management be directed to sign Memorandums of Understanding (MOU) and any Contribution Agreements between the City and the selected proponents; and
5. That the staff utilize learnings from the implementation of the Phase 1 of the Housing Catalyst Capital Project in future phases of the project.

Carried

- 7.2 Staff Report re: Implementation of Housing Catalyst Capital Project Phase 1

### **Dealt with under Item 7.1 - Recommendation PDC176-2022**

- 7.3 Presentation by Madhuparna Debnath, Senior Policy Planner and Project Lead for the Housing Catalyst Capital Project and Bindu Shah, Acting Manager, Official Plan and Growth Management re: Community Benefits Charge Strategy and By-law

Items 7.4 and 11.2 were brought forward at this time.

Madhuparna Debnath, Senior Policy Planner and Project Lead presented the Housing Catalyst Capital Project

Andrew Mirabella, Hemson Consulting Ltd., provided additional details regarding the Housing Catalyst Capital Project.

The following motion was considered.

## **PDC177-2022**

1. That the presentation by Madhuparna Debnath, Senior Policy Planner and Project Lead for the Housing Catalyst Capital Project and Bindu Shah, Acting Manager, Official Plan and Growth Management, to the Planning and Development Committee meeting of September 12, 2022, re: **Community Benefits Charge Strategy and By-Law** be received;
2. That the Staff Report re: **Community Benefits Charges-Strategy and By-Law** to the Planning and Development Committee meeting of September 12, 2022, be received;
3. That Council adopt the Community Benefits Charges By-law (Appendix 2); and
4. That Council approve the renaming of existing Section 37 Reserve Fund #33-Community Benefits to “Reserve # 33 Community Benefits Charges Reserve Fund” and that the amended reserve fund by-law (Appendix 3) be enacted.

Carried

7.4 Staff report re: Community Benefits Charges-Strategy and By-Law

**Dealt with under Item 7.3 - Recommendation PDC177-2022**

7.5 ^Staff report re: City-wide Community Improvement Plan for Office Employment

The following motion was approved on consent.

**PDC178-2022**

1. That the Staff Report re: **City-wide Community Improvement Plan for Office Employment** to the Planning and Development Committee meeting of September 12, 2022, be received;
2. That the by-law attached hereto as Appendix 1 be adopted by Council to establish a City-wide Community Improvement Plan (CIP) for Office Employment and the City move forward with finalizing the implementation guidelines and administering a Tax Increment Equivalent Grant (TIEG) incentive;
3. That City staff coordinate with the Region of Peel’s Planning and Development Services Department to administer the Region’s TIEG incentive through the City-wide CIP program;
4. That staff monitor the CIP program annually for the next three years and report back to Council on the uptake of the program and re-evaluate the

program periodically to determine whether any amendments are needed to reflect the current market conditions for office development;

5. That Council approve staff's recommendation to consider the site plan application located at 7500 & 7510 Financial Drive that is currently under construction for the CIP program; and
6. That Planning, Development and Growth Management Department staff be directed to administer the CIP program and work with staff from the City's Economic Development Office, Finance and Legal Departments to implement the City's CIP and administer the Region's TIEG being offered through their Major Office Incentives program.

Carried

## **8. Committee Minutes**

### **8.1 ^Minutes - Cycling Advisory Committee - August 18, 2022**

The following motion was approved on consent.

#### **PDC179-2022**

That the Minutes of Cycling Advisory Committee meeting of August 18, 2022, Recommendations CYC026-2022 - CYC034-2022, to the Planning and Development Committee Meeting of September 12, 2022, be approved as published and circulated.

The recommendations were approved as follows:

#### **CYC026-2022**

That the agenda for the Cycling Advisory Committee Meeting of August 18, 2022, be approved as published and circulated.

#### **CYC027-2022**

That the presentation from Lisa Stokes, Co-Chair re: Brampton Cycling Infrastructure Improvements, to the Cycling Advisory Committee Meeting of August 18, 2022, be received.

#### **CYC028-2022**

Whereas the crossride signal timing at Region of Peel and Province of Ontario jurisdictions in Brampton is coordinated to change to green, without pushing a button, when motor vehicle traffic signals turn green, and  
Whereas the pilot crossride at Sandalwood Parkway and Pinecone Way has been shown to be dangerous, and

Whereas the crossrides on Countryside Drive are coordinated to change to green, without pushing a button, when motor vehicle traffic signals turn green, and

Whereas the crossride signal timing in Toronto is coordinated to change to green, without pushing a button, when motor vehicle traffic signals turn green, That, it is the position of the Cycling Advisory Committee, that City Council direct staff to review bicycle signals timing in consideration of updating City crossrides to change to green, without pushing a button, when motor vehicle traffic signals turn green to improve safety and consistency within Brampton and with our geographic neighbor.

#### **CYC029-2022**

Whereas parking in bike lanes is a significant issue which will require education and enforcement to address, working across departments, That, it is the position of the Cycling Advisory Committee that a subcommittee be established in the new term of Council 2022 - 2026 that will work with appropriate staff to determine steps to address parking in bike lanes which could include, but not be limited to, design and delivery of education, and advice on possible enforcement strategies.

#### **CYC030-2022**

Whereas there are bike lanes in Brampton that have not been added to bylaw 93-93, and

Whereas Bylaw Enforcement may not ticket vehicles parked in bikes lanes that are not listed in the bylaw, and,

Whereas this creates a dangerous and disincentivizing situation for cyclists,

That, it is the position of the Cycling Advisory Committee that Council direct staff to update the bylaw, and to ensure that as bike lanes are constructed in future that there is a process in place to ensure that the bylaw is updated.

#### **CYC031-2022**

Whereas asphalt paths are now recognized as an important part of our active transportation system and will be allowed in stormwater management and naturalized areas; and,

Whereas two significant active transportation corridors run through the park - Mount Pleasant and Flower City Recreational Trails; and,

Whereas some multi use trails in the park are unpaved, have flooded regularly since the park opened, and are currently closed due to permanent flooding even with no recent rainfall; and,

Whereas unpaved paths do not reconceive winter maintenance and citizens should be able to safely engage in Active Transportation year round; and,

Whereas this creates an accessibility issue for people pushing strollers, using

wheelchairs, or who are insecure on less than ideal surfaces, as well as, for cyclists; and,

Whereas the Province passed Bill 197 which allows municipalities to use the Development Charges regime as well as the Community Benefits Charges framework for cycling infrastructure; and,

That, it is the position of the Cycling Advisory Committee that Council direct staff to immediately repair the flooded and closed path, and budget to upgrade the paths to asphalt in the next budget cycle

**CYC032-2022**

The Cycling Advisory Committee nominate a Committee member to delegate to Region of Peel Council on the importance of protecting cyclists and pedestrians at Regional intersections with high quality infrastructure.

**CYC033-2022**

That the presentation from Rowaidah Chaudhry, Transportation Planner, Planning, Building and Growth Management re: Compliance Issues with Right Turning Vehicles, to the Cycling Advisory Committee Meeting of August 18, 2022, be received.

**CYC034-2022**

That the verbal update from Lisa Stokes, Co-Chair, to the Cycling Advisory Committee Meeting of August 18, 2022, re: 2022 Community Rides, be received.

Carried

8.2 ^Minutes - Brampton Heritage Board - August 31, 2022

The following motion was approved on consent.

**PDC180-2022**

That the Minutes of Brampton Heritage Board meeting of August 31, 2022, Recommendations HB048-2022 to HB052-2022, to the Planning and Development Committee Meeting of September 12, 2022, be approved as published and circulated.

The recommendations were approved as follows:

**HB048-2022**

That the agenda for the Brampton Heritage Board meeting of August 31, 2022, be approved.

**HB049-2022**

That the presentation by Kayla Jonas, Heritage Operations Manager, on behalf of Amy Barnes, Heritage Project Manager, and Sumra Zia, Cultural Heritage Technician, Archaeological Research Associates Ltd (ARA), re: **Municipal Register of Cultural Heritage Resources** to the Brampton Heritage Board meeting of August 31, 2022 be received.

#### **HB050-2022**

1. That the report by Harsh Padhya, Heritage Planner, re: **Heritage Impact Assessment and Authority to Enter into a Heritage Easement Agreement – 9393 McLaughlin Road North (The Fletcher House) – Ward 3 (File H.EX. 9393 McLaughlin Road North)**, to the Brampton Heritage Board meeting of August 31, 2022, be received;
2. That the Heritage Impact Assessment of the property at 9393 McLaughlin Road North, titled: Heritage Impact Assessment, Fire Destruction, The Fletcher House, 9393 McLaughlin Road North Brampton, Ontario, prepared by Vincent J. Santamaura, Architect Inc., dated August 16, 2022 and attached as Appendix A to this report (“HIA”) be received and accepted, in principle, subject to following conditions:
  1. That staff be authorized to amend the current Notice of Intention to Designate and publish and serve the Notice in accordance with the requirements of the Act; That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property; That, if there are any objections in accordance with the provisions of the Act, staff be directed to refer the proposed designation to the Ontario Conservation Review Board; and, That staff be authorized to attend the Ontario Land Tribunal hearing process in support of Council’s decision to designate the subject property;
  2. That the Commissioner of Planning, Building and Economic Development be authorized to enter into a Heritage Easement Agreement with the Owner for the property at 9393 McLaughlin Road North in accordance with Part IV, section 37 of the Ontario Heritage Act, as amended (the “Act”). The agreement will include the approval of a demolition permit for the material remaining on site with the exception of salvageable original building material that will be secured and safely stored for the purpose of the, reconstruction of the house and/or use in a future Commemoration Plan/ The HEA will be prepared, with content satisfactory to the Director of City Planning & Design, and in a form approved by the City Solicitor or designate.

3. That a Building Permit for demolition be approved subject to conditions and *b*.
4. That a Heritage Commemoration Plan, must be presented at a future Brampton Heritage Board meeting to provide the details of the Reconstruction and Commemoration Plan proposed in the HIA.

#### **HB051-2022**

1. That the report from Shelby Swinfield, Heritage Planner, re: **Scoped Heritage Impact Assessment, 563 Bovaird Drive East (Historic Bovaird House) and 2591 Bovaird Drive West, prepared by LHC Heritage Planning and Archaeology** to the Brampton Heritage Board Meeting of August 31, 2022, be received;
2. That the Heritage Permit Application for 563 Bovaird Drive East be approved;
3. That the following recommendations as per the Scoped Heritage Impact Assessment by LHC Heritage Planning and Archaeology be followed:
  1. A Temporary Protection Plan (TPP) is recommended to be prepared for the to be prepared for the demolition and salvage of the Porretta Barn in order to minimize the potential for unintentional destruction of the chicken coop and other features on the property during the demolition of the barn in order to minimize potential unintended/accidental impacts;
  2. The removal and salvage of the Porretta Barn must be preceded by the preparation of a Demolition and Salvage Documentation Package outlining specific details regarding disassembly, relocation plans, and the storage location for unused materials to supplement the previously prepared technical studies and documentation of the barn;
  3. The dismantling of the Porretta Barn should be carried out by or under the supervision of a qualified heritage professional;
  4. A Commemoration Plan is recommended to be prepared for interpretive materials to be displayed at the Historic Bovaird House. Interpretation should clearly articulate and commemorate the original context of the Robinson Barn and the source of re-used materials from the Porretta Barn; and
    1. The feasibility of relocating additional supporting structures – specifically the chicken coop and smokehouse– to the Historic

Bovaird House should be reviewed in the future, as part of a separate project, in order to retain the spatial and historical relationships between those agricultural structures.

#### **HB052-2022**

That the Brampton Heritage Board meeting do now adjourn to meet again on September 20, 2022.

Carried

#### **9. Other Business/New Business**

Nil

#### **10. Referred/Deferred Matters**

##### **10.1 Staff report re: Unlimited Height and Density**

Item 10.2 was brought forward at this time.

Staff advised that a new report will be coming forward to the September 26, 2022 Planning and Development Committee meeting. The item was deferred as follows:

1. That the staff report re: Unlimited Height and Density, dated June 23, 2022, to the Planning and Development Committee Meeting of July 25, 2022; be deferred to the September 26, 2022 meeting of the Planning and Development Committee; and,
2. That the correspondence re: Unlimited Height and Density, to the Planning and Development Committee Meeting of July 25, 2022.

1. Adrian Smith, Chief Planner and Director of Planning and Development Services, Public Works, Region of Peel, dated July 15, 2022 be deferred to the September 26, 2022 meeting of the Planning and Development Committee

The following motion was considered.

(See Item 10.2)

#### **PDC181-2022**

1. That the staff report re: **Unlimited Height and Density**, dated June 23, 2022, to the Planning and Development Committee Meeting of July 25, 2022; be **deferred** to the September 26, 2022 meeting of the Planning and Development Committee; and,

2. That the correspondence re: Unlimited Height and Density, to the Planning and Development Committee Meeting of July 25, 2022; 1. Adrian Smith, Chief Planner and Director of Planning and Development Services, Public Works, Region of Peel, dated July 15, 2022, be **deferred** to the September 26, 2022 meeting of the Planning and Development Committee

Carried

10.2 Correspondence re: Unlimited Height and Density

**Dealt with under Item 10.1 - Recommendation PDC181-2022**

**11. Correspondence**

- 11.1 Correspondence re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, Blackthorn Development Corp - Seven Developments Inc., Ward 9, File: OZS-2022-0031

**Dealt with under Item 5.2 - Recommendation PDC175-2022**

11.2 Correspondence re: Community Benefits Charges-Strategy and By-Law

**Dealt with under Item 7.3 - Recommendation PDC177-2022**

**12. Councillor Question Period**

Nil

**13. Public Question Period**

Anand Masanuk, Brampton resident, questioned where the housing catalyst program would be applied.

**14. Closed Session**

Nil

**15. Adjournment**

**Next Regular Meeting:**

**PDC182-2022**

That Planning and Development Committee do now adjourn to meet again on Monday, September 26, 2022, at 7:00 p.m. or at the call of the Chair.

Carried

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Regional Councillor M. Medeiros, Chair



## Minutes

### Planning and Development Committee The Corporation of the City of Brampton

**Monday, September 26, 2022**

Members Present: Regional Councillor M. Medeiros - Wards 3 and 4  
Regional Councillor P. Fortini - Wards 7 and 8  
Regional Councillor R. Santos - Wards 1 and 5  
Regional Councillor P. Vicente - Wards 1 and 5  
City Councillor D. Whillans - Wards 2 and 6  
Regional Councillor M. Palleschi - Wards 2 and 6  
City Councillor J. Bowman - Wards 3 and 4  
City Councillor H. Singh - Wards 9 and 10  
Regional Councillor G. Dhillon - Wards 9 and 10

Staff Present: Allan Parsons, Director, Development Services, Planning,  
Building and Economic Development  
Steve Ganesh, Manager, Planning Building and Economic  
Development  
David Vanderberg, Manager, Planning Building and Economic  
Development  
Emma De Melo, Planner, Planning, Building and Growth  
Management  
Tejinder Sidhu, Planner, Development Services  
Elizabeth Corazzola, Director, Planning, Building and Growth  
Management  
Stephen Dykstra, Planner, Development Services  
Andrew VonHolt, Deputy Fire Chief, Fire & Emergency Services  
Peter Fay, City Clerk  
Charlotte Gravlev, Deputy City Clerk  
Clara Vani, Legislative Coordinator

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#### 1. Call to Order

The meeting was called to order at 7:00 p.m., and adjourned at 7.50 p.m.

As this meeting of The Planning and Development Committee 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 Santos, Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, Regional Councillor Fortini, City Councillor Singh and Regional Councillor Dhillon, and Regional Councillor Medeiros

Members absent during roll call: Nil

**2. Approval of Agenda**

The following motion was considered.

**PDC183-2022**

That the agenda for the Planning and Development Committee Meeting of August 22, 2022 be approved, as amended as follows:

**To add:**

11.1 - Correspondence re: Application the Zoning By-law, Malone Given Parsons - Greenwin Corp. & Sweeny Holdings Ltd., 31-33 George Street North and 18-28 Elizabeth Street North, Ward 1 (File: OZS2021-0053):

1. Dave Hannam, Zelinka Priamo Ltd., dated September 26, 2022

**To correct file reference:**

7.2 to be amended to 5.3 - 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, Ward 10 (File: OZS-2022-0034).

Carried

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

Nil

**4. Consent Motion**

In keeping with Council Resolution C019-2021, Chair Medeiros reviewed the relevant agenda items and allowed Members to identify agenda items for debate

and consideration, with the balance to be approved as part of a 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 10.1.

The following motion was considered.

**PDC184-2022**

That the following items to the Planning and Development Committee Meeting of September 26, 2022, be approved as part of the Consent Motion:

(7.1, 8.1, and 10.1); and

That Items 10.2 and 10.3 be received.

A recorded vote was taken, with the results as follows.

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Singh, and Regional Councillor Dhillon

Carried (9 to 0)

**5. Statutory Public Meeting Reports**

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

Item 6.2 was brought forward and dealt with at this time.

Stephen Dykstra, Planner, Development Services, Planning, Building and Growth Management Department, presented an overview of the application that included location of the subject lands, area context, proposal, and next steps.

Richard Domes, 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.

**PDC185-2022**

1. That the staff report re: **Application to Amend the Zoning By-law, Nahid Corp. – 2556830 Ontario Inc. (Harbans Sidhu), 226 Queen Street E., Ward 1 (File: OZS-2022-0028)**, to the Planning and Development Committee Meeting of September 26, 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; and
3. That the following delegation re: Application to Amend the Zoning By-law, Nahid Corp. – 2556830 Ontario Inc. (Harbans Sidhu), 226 Queen Street E., Ward 1 (File: OZS-2022-0028) to the Planning and Development Committee Meeting of September 26, 2022, be received:
  1. Richard Domes, Principal Planner, Gagnon Walker Domes Ltd.

Carried

## 5.2 Staff Report re: City-Initiated Amendment to the Official Plan

David VanderBerg, Manager, Development Services, Planning, Building and Growth Management Department, 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 correspondence or delegation were received for this item.

The following motion was considered.

### **PDC186-2022**

1. That the staff report re: **Information Report, City-Initiated Amendment to the Official Plan** - Updates to policies on pre-consultation application processes and determining completeness for planning applications, City-wide, dated September 7, 2022, to the Planning and Development Committee meeting of September 26, 2022 be received, and,
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.

Carried

- 5.3 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, Ward 10 (File: OZS-2022-0034)

Items 6.1 and 7.2 were brought forward and dealt with at this time.

Emma De Melo, Development Planner, Development Services, Planning, Building and Growth Management Department, presented an overview of the application that included location of the subject lands, area context, proposal, and next steps.

Lauren Dynes, Applicant KLM Planning was available for any questions or comments.

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

The following motion was considered.

**PDC187-2022**

1. That the staff report re: Information Report, 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, City File: OZS-2022-0034 and Planning, Bld & Ec Dev-2022-811** dated August 23, 2022 to the Planning and Development Committee Meeting of September 26, 2022, be received; and
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 delegation 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 September 26, 2022, be received:
  1. Lauren Dynes, Applicant KLM Planning

Carried

**6. Public Delegations (5 minutes maximum)**

- 6.1 Delegation re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, KLM Planning Partners Inc. – Upper Mayfield Estates c/o Caliber Homes, Ward 10 (File: OZS-2022-0034)

1. Lauren Dynes, Applicant KLM Planning

**Dealt with under Item 5.3 - Recommendation PDC187-2022**

- 6.2 Delegation re: Application to Amend the Official Plan and the Zoning By-law, Nahid Corp. – 2556830 Ontario Inc. (Harbans Sidhu), 226 Queen Street E., Ward 1 (File: OZS-2022-0028)

1. Richard Domes, Principal Planner, Gagnon Walker Domes Ltd.

**Dealt with under Item 5.1 - Recommendation PDC185-2022**

- 6.3 Delegation re: Application to Amend the Zoning By-law, Malone Given Parsons – Greenwin Corp. & Sweeny Holdings Ltd. 31-33 George Street North and 18-28 Elizabeth Street North, Ward 1 (File: OZS-2021-0053)

Items 7.3 and 11.1 were brought forward and dealt with at this time.

Dermot Sweeny of Sweeny Holdings Inc. and Lincoln Lo of Greenwin Corp., commented briefly on the proposal.

The following motion was considered.

**PDC188-2022**

1. That the staff report re: **Application to Amend the Zoning By-law, Malone Given Parsons – Greenwin Corp. & Sweeny Holdings Ltd. 31-33 George Street North and 18-28 Elizabeth Street North, Ward 1 (File: OZS-2021-0053)**, to the Planning and Development Committee Meeting of September 26, 2022, be received;
2. That the application to amend the Zoning by-law, submitted by Malone Given Parsons on behalf of Greenwin Corp. & Sweeny Holdings Ltd, Ward 1, File: OZS-2021-0053, 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 is consistent with the goals and objectives of the City's Official Plan, and for reasons set out in this Recommendation Report, be received;
3. That the revisions to the plan subsequent to the Public Meeting conducted on January 31, 2022 do not represent significant changes and that no

further Public Meeting is required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the *Planning Act*, be received;

4. That the amendment to the Zoning By-law, generally in accordance with the amending zoning by-law attached as Appendix 11 to this report, be adopted, be received;
5. That notwithstanding Section 2.3.5 and the Program Area Map (Appendix 13) of the Development Charges Incentive Program Implementation Guidelines, the proposed development be eligible for the Development Charges Incentive Program to support intensification and affordable housing within the Central Area, be received;
6. That council approves an encroachment of underground parking infrastructure, if required, up to a maximum of 1 metre into the Elizabeth Street North right-of-way and a maximum of 1.1 metres into the Nelson Street right-of-way, subject to the owner of the lands entering into an agreement with the City to address the underground parking infrastructure and issues related to but not limited to maintenance, liability, and indemnity and that Council authorizes the Commissioner of Public Works and Engineering to execute said agreement with content to the satisfaction of the Commissioner of Public Works and Engineering or their designate and in a form to the satisfaction of the City Solicitor or their designate, be received;
7. That the following delegation re: Application to Amend the Zoning By-law, Malone Given Parsons – Greenwin Corp. & Sweeny Holdings Ltd., 31-33 George Street North and 18-28 Elizabeth Street North, Ward 1 (File: OZS-2021-0053) to the Planning and Development Committee Meeting of September 26, 2022, be received;
  1. Dermot Sweeny, Sweeny Holdings Ltd., and Lincoln Lo, Greenwin Corp.
8. That the following correspondence re: Application to Amend the Zoning By-law, Malone Given Parsons – Greenwin Corp. & Sweeny Holdings Ltd., 31-33 George Street North and 18-28 Elizabeth Street North, Ward 1 (File: OZS-2021-0053) to the Planning and Development Committee Meeting of September 26, 2022, be received:
  1. Matthew DeLutis, Brampton Resident, dated September 14, 2022
  2. Darren Pigliacelli, Brampton Resident, dated September 13, 2022
  3. Chris Bejnar, Brampton Resident, dated September 12, 2022

4. Margaret Wilson, Brampton Resident, dated September 15, 2022
5. Dave Hannam, Zelinka Priamo Ltd., dated September 26, 2022

Carried

## **7. Staff Presentations and Planning Reports**

- 7.1 ^Staff Report re: Proposed Plan of Subdivision, ARGO TFP BRAMPTON LTD. – Glen Schnarr & Associates Inc., Ward 6 (File: OZS-2021-0052)

~~Stephen Dykstra, Planner, Development Services, Planning, Building and Growth Management Department, 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 correspondence or delegations were received for this item.~~

The following motion was approved on consent.

### **PDC184-2022**

1. That the staff report re: **Proposed Plan of Subdivision, ARGO TFP BRAMPTON LTD. – Glen Schnarr & Associates Inc., Part of Lot 11, Concession 5 W.H.S., Ward 6, File: OZS-2021-0052 and Planning, Building and Growth Management-2022-773**, dated September 7, 2022 to the Council Meeting of September 26, 2022 be received;
2. That the Draft Plan of Subdivision application submitted by Glen Schnarr & Associates Inc. on behalf of Argo TFP Brampton Ltd., File: OZS-2021-0052, be endorsed, 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 Horseshoe and for the reasons set out in this Planning Recommendation Report;
3. That an amendment to Interim Control By-law 306-2003 (ICBL) applicable to Part of the Area Subject to Zoning By-law 270-2004 be approved in order to remove lands within the Subject Parcel that are not required for the GTA West Corridor Multimodal Transportation Corridor; and
4. That an Official Plan housekeeping amendment be brought forward to Council at a later date that reflects the zones created by the Ministers Zoning Order -158/22 (MZO) which was issued on March 4, 2022.

- 7.2 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, Ward 10 (File: OZS-2022-0034)

**Dealt with under Item 5.3 - Recommendation PDC187-2022**

- 7.3 Staff Report re: Application to Amend the Zoning By-law, Malone Given Parsons – Greenwin Corp. & Sweeny Holdings Ltd. 31-33 George Street North and 18-28 Elizabeth Street North, Ward 1 (File: OZS-2021-0053)

**Dealt with under Item 6.3 - Recommendation PDC188-2022**

**8. Committee Minutes**

- 8.1 ^Minutes - Brampton Heritage Board - September 20, 2022

**Dealt with under Item 4 - Recommendation PDC184-2022**

**The following motion was approved on consent.**

**PDC184-2022**

That the **Minutes of the Brampton Heritage Board Committee Meeting of September 20, 2022**, Recommendations **HB053-2022** to **HB067-2022**, to the Planning and Development Committee Meeting of September 26, 2022, be approved as published and circulated.

The recommendations were approved as follows:

**HB053-2022**

That the agenda for the Brampton Heritage Board meeting of September 20, 2022, be approved, as amended as follows:

**To Add:**

10.11 – Discussion re. **30 McLaughlin Road**

**To Withdraw:**

8.1 – Report by Natalie Majda, Assistant Heritage Planner, re: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 44 Nelson Street West, The Cuthbert House - Ward 1**

**HB054-2022**

1. That the delegation by Michael Gagnon and Mark DeNardis, Gagnon Walker Domes, and Mark Driedger and Jason Truelove, ATA Architects Inc. re: **Application to Amend the Official Plan and Zoning By-law, Heritage Impact Assessment, Demolition - 22, 24, 26, 28, 32 John Street (File: OZS-2022-0035)** to the Brampton Heritage Board meeting of September 20, 2022 be received; and
2. That the correspondence from Michael Gagnon and Marc De Nardis, Gagnon Walker Domes, to the Brampton Heritage Board Meeting of September 20, 2022, re: **Application to Amend the Official Plan and Zoning By-law, Heritage Impact Assessment, Demolition - 22, 24, 26, 28, 32 John Street (File: OZS-2022-0035)**, be received;
3. That the matter be **deferred** to the December 13, 2022 meeting for further consideration.

#### **HB055-2022**

1. That the staff report from Shelby Swinfield, Heritage Planner, Planning, Building and Growth Management Department re: **Heritage Impact Assessment, 8265 Churchville Road**, to the Brampton Heritage Board Meeting of September 20, 2022, be received; and,
2. That the following recommendations as per the Heritage Impact Assessment by MHBC Planning Urban Design & Landscape Architecture be followed:
  - a. Document the site through photographs to supplement the historic record through the completion of:
    - i. A photo map of the property noting the location of photographs, as well as photographs of all existing buildings and features from the exterior (as provided in [the] Heritage Impact Assessment); and
    - ii. Historical documentation of the property (as provided in [the] Heritage Impact Assessment).
  - b. It is recommended that the owner consider demolition companies which separate materials so that bricks which may be re-used are set aside and either sold or donated at the discretion of the owner and/or demolition company as opposed to being deposited as landfill
  - c. That bricks be salvaged and safely set aside on-site so that they can be incorporated as landscape features within the proposed development;

- i. These bricks should be cleaned using gentle methods, such as steam, and mortar should be removed;
    - ii. Bricks should be stacked on pallets and covered with tarps so that they are not damaged through exposure to the elements until they are ready to be re-used;
  - d. That a selection of bricks of good condition be set aside, repaired, and safely stored until they can be utilized as part of the ultimate development concept;
    - i. Potential landscape features could include the following: entrance signage into the subdivision, landscape features in public pars, brick pillars, columns, or art features;
  - e. That a plaque be erected noting the date of construction of the house, its demolition date, and its original location; and,
  - f. That the details regarding the preferred design of salvaged bricks, plaque and commemorative feature be determined at the appropriate date in the future through the submission of a Commemoration Plan.
  - g. The property should be inspected on-site on a monthly basis to ensure that the dwelling continues to be appropriately boarded-up and the building is not exposed to the elements as a result of vandalism, pests, damage, etc.;
  - h. The structural condition report has identified that there is currently a hole in the roof. It is recommended that this be tarped and boarded-up until such a time that the Council of the municipality makes a decision on any forthcoming demolition Application;
  - i. Any removal of [existing] boards to ensure that the dwelling is secured should be repaired and replaced immediately.
3. That a Documentation and Salvage Plan be submitted and approved to the issuance of any demolition permit for the dwelling; and,
  4. That a Heritage Commemoration Plan be submitted and approved prior to registration of the Draft Plan of Subdivision.
  5. That the delegations re: **Heritage Impact Assessment, 8265 Churchville Road**, to the Brampton Heritage Board meeting of September 20, 2022 be received:
    - a. Vanessa Hicks, Planning, Urban Design and Landscape Architecture

b. Marc De Nardis, Gagnon Walker Domes

#### **HB056-2022**

1. That the report from Harsh Padhya, Heritage Planner, City Planning and Design, Planning, Building and Growth Management Department re: **Presentation of Heritage Impact Assessment and Authority to Enter into a Heritage Easement Agreement – 28 Elizabeth Street North (The Haggertlea House) – Ward 1 (File H.EX. 28 Elizabeth Street North)**, to the Brampton Heritage Board Meeting of September 20, 2022, be received;
2. That the Heritage Impact Assessment of the property at 28 Elizabeth Street North, titled: Heritage Impact Assessment for 31-33 George Street North (including 28 Elizabeth Street North) Brampton, Ontario, prepared by Goldsmith Borgal & Company Ltd. (GBCA) Architects, dated August 11, 2022 and attached as Appendix A to this report (“HIA”) be received and accepted; and,
3. That the Commissioner of Planning, Building and Growth Management be authorized to enter into a Heritage Easement Agreement with the Owner of the property at 28 Elizabeth Street North in accordance with Part IV, section 37 of the Ontario Heritage Act, as amended (the “Act”).

#### **HB057-2022**

1. That the report by Merissa Lompart, Assistant heritage Planner, Planning, Building and Growth Management Department, re: **Scoped Heritage Impact Assessment and Heritage Permit Application for 1 Isabella Street, Brampton, Ward 1**, to the Brampton Heritage Board meeting of September 20, 2022, be received; and,
2. That the following recommendations as per the Scoped Heritage Impact Assessment by Megan Hobson, CAHP, Built Heritage Consultant dated August 25, 2022, be followed:
  - a. It is recommended that the proposed alterations be supported. Given that the addition will have a separate foundation and roof structure, there are no structural concerns with the proposed alterations. Detailed structural drawings can be reviewed as part of the normal building permit process and no further heritage review is required for these aspects.
  - b. It is recommended that heritage staff review the final cladding material choices prior to the issue of building permits.

- c. It is recommended that excavations around the c.1850s rubblestone foundation be undertaken in sections so that temporary shoring can be installed if necessary. Due to the fact that this section of the basement was shallow and has already been underpinned with concrete, these concerns are expected to be minor and a Conservation Plan is not required.
  - d. It is recommended that repairs and alterations to the masonry be carried out by an experienced heritage mason using an appropriate lime mortar and that bricks removed to make new openings through the existing masonry walls be salvaged so they can be used for repairs elsewhere. See page 14 of the Heritage Impact Assessment for more detail on the Salvage locations.
3. That the Heritage Permit application for 1 Isabella Street for the proposed addition and all works related to the addition be approved. See Appendix C for drawings prepared by Erin Zager of EZDimensions.

#### **HB058-2022**

1. That the staff report by Harsh Padhya, Heritage Planner, Planning, Building Growth Management Department, re: **Cultural Heritage Assessment Report for Major Transit Station Areas**, to the Brampton Heritage Board Meeting of September 20, 2022 be received; and,
2. The findings and recommendations of the report titled Cultural Heritage Assessment Report prepared by WSP Canada Inc. dated July 11, 2022 for Major Transit Station Areas be received.

#### **HB059-2022**

1. That the staff report from Shelby Swinfield, Heritage Planner, Planning, Building and Growth Management Department re: **Cultural Heritage Evaluation Report – Proposed Standalone Terms of Reference**, to the Brampton Heritage Board Meeting of September 20, 2022 be received; and,

That the Cultural Heritage Evaluation Report Terms of Reference be adopted as the guiding document for the completion of Cultural Heritage Evaluation Reports.

#### **HB060-2022**

1. That the staff report by Natalie Majda, Assistant Heritage Planner, Planning, Building and Growth Management Department, re: **Gage Park Bandstand Plaque and Commemorative Plaque – Update**, to the

Brampton Heritage Board Meeting of September 20, 2022 be received;  
and,

2. That the Heritage Board review suggested plaque locations to determine the most appropriate location for installation.

#### **HB061-2022**

That the following item be **deferred** to the December 13, 2022 meeting of the Brampton Heritage Board:

Discussion re: **Re-establishment of Research Committee**

#### **HB062-2022**

That Council consider implementing Anti-Black Racism, Indigenous Awareness and other cultural (anti-hate) awareness training, as may be deemed appropriate, for citizen-appointed committee members (existing and future).

#### **HB063-2022**

That, it is the position of the Brampton Heritage Board, that Council consider using the Land Acknowledgement statement for each Council-established committee in the new Term of Council.

#### **HB064-2022**

That the following items be **deferred** to the December 13, 2022 Brampton Heritage Board meeting:

10.7, 10.8, 10.11, 14.1

#### **HB065-2022**

1. That the report from Shelby Swinfield, Heritage Planner, dated September 6 2022, re: Heritage Permit Application – 7870 Creditview Road, to the Brampton Heritage Board Meeting of September 20, 2022, be received;  
and,
2. That the Heritage Permit Application for 7870 Creditview Road be approved.

#### **HB066-2022**

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated September 12, 2022 to the Brampton Heritage Board Meeting of September 20, 2022, **re: Heritage Permit Application and Designated**

**Heritage Property Incentive Grant Application – 87 Elizabeth Street South – Ward 3**, be received;

2. That the Heritage Permit application for 87 Elizabeth Street South for the repair of the following be approved:
  - a. Repair and refurbish existing unique architectural attributes including the Kingpost and Vergeboard;
  - b. Repair and replace reflect boards on the porch gables, and then paint;
  - c. Repair and refurbish all wooden window boxes and sills;
  - d. Sand and wash all stucco
  - e. Paint all repair work to ensure period correct colour palette of black and white.
3. That the Designated Heritage Property Incentive Grant application for the repair and refurbishment, or replacement in some cases, of the Kingpost, vergeboard, reflect boards on porch gables, wooden window boxes and sills, stucco, as well as final painting to the period correct colour palette of 87 Elizabeth Street South be approved, to a maximum of \$10,000.00, and;
4. The owner shall enter into a designated Heritage Property Incentive Grant Agreement with the City after City Council agrees to support the Grant.

**HB067-2022**

That the Brampton Heritage Board do now adjourn to meet again on Tuesday, December 13, 2022 at 7:00 p.m. or at the call of the Chair.

Carried

**9. Other Business/New Business**

- 9.1 Discussion at the request of Councillor Palleschi re: Parkland

**PDC189-2022**

That staff be requested to investigate and report on options for the elimination of storm water management pond systems in favor of tank receptacles.

Carried

**10. Referred/Deferred Matters**

10.1 ^Staff Report re: Unlimited Height and Density

**Dealt with (Received) under Item 4 - Recommendation PDC184-2022**

**The following was approved on consent.**

**PDC184-2022**

1. That the staff report re: **Unlimited Height and Density**, dated September 6, 2022 to the Planning and Development Committee meeting of September 26, 2022, be received;
2. That a public meeting be held to consider proposed unlimited height and density policies for the portion of the Urban Growth Centre outlined in Appendix 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.
4. That the staff report re: Unlimited Height and Density, dated June 23, 2022, to the Planning and Development Committee Meeting of July 25, 2022 be received; and
5. That the following correspondence re: Unlimited Height and Density, to the Planning and Development Committee Meeting of July 25, 2022, be received:
  1. Adrian Smith, Chief Planner and Director of Planning and Development Services, Public Works, Region of Peel, dated July 15, 2022 be deferred to the September 26, 2022 meeting of the Planning and Development Committee.

Carried

10.2 Staff report re: Unlimited Height and Density

**Dealt with (Received) under Item 4 - Recommendation PDC184-2022**

10.3 Correspondence re: Unlimited Height and Density

**Dealt with (Received) under Item 4 - Recommendation PDC184-2022**

**11. Correspondence**

11.1 Correspondence re: Application to Amend the Zoning By-law, Malone Given Parsons – Greenwin Corp. & Sweeny Holdings Ltd. 31-33 George Street North and 18-28 Elizabeth Street North, Ward 1 (File: OZS-2021-0053)

1. Matthew DeLutis, Brampton Resident, dated September 14, 2022
2. Darren Pigliacelli, Brampton Resident, dated September 13, 2022
3. Chris Bejnar, Brampton Resident, dated September 12, 2022
4. Margaret Wilson, Brampton Resident dated September 15, 2022
5. Dave Hannam, Zelinka Priamo Ltd., dated September 26, 2022

**Dealt with under Item 6.3 - Recommendation PDC188-2022**

**12. Councillor Question Period**

Nil

**13. Public Question Period**

Nil

**14. Closed Session**

Nil

**15. Adjournment**

**PDC190-2022**

That Council do now adjourn to meet again for a Regular Meeting of Council on November 28, 2022 at 7:00 p.m. or at the call of the Mayor.

Carried

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Regional Councillor M. Medeiros, Chair



## 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

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Regional Councillor P. Palleschi, Chair



# BRAMPTON

## 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

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#### **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. Abbulahi 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. Sirimkumar 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. Jignababen 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. Obaidullah 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. Dhruti 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. Shatrushailysinh 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 Shahnavaazy
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. Mezhgan Hamdi
609. Hamida Afzali
610. Fauiza Raufi
611. Faizale Saifullah
612. Yusuf Habib Khan
613. Hamidali Chandiwalla
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 Brahmbhatt, 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. Duraide Hanna, Brampton Resident, did not speak
66. Laljibhai, Brampton Resident
67. Gurmukh Pabla, Brampton Resident
68. Chirasin 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. Ikhlās 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 Ejaz 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. 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. Obaidullah 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. Dhruti 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. Shatrushailysinh 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 Chandiwalla
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 Brahmbhatt, 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. Ikhlās 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. Jawaaid 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 Dadhanania, 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. Milesh 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. Shatrushailysinh 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 Arvindhbai 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 Chandiwalla
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. Duraïd 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

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Regional Councillor M. Palleschi, Chair