



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, January 23, 2023

Members Present: Regional Councillor M. Palleschi - Wards 2 and 6
Deputy Mayor H. Singh - Wards 9 and 10
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
Regional Councillor N. Kaur Brar - Wards 2 and 6
Regional Councillor D. Keenan - Wards 3 and 4
Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor G. Toor - Wards 9 and 10
City Councillor R. Power - Wards 7 and 8
Mayor Patrick Brown (ex officio)

Staff Present: Steve Ganesh, Commissioner, Planning, Building & Growth
Management
Allan Parsons, Director, Planning, Building & Growth
Management
Harry Persaud, Director, Public Works and Engineering
Matthew Rea, Legal Counsel, Real Estate and Planning Law,
Legislative Services
Jeffrey Humble, Manager, Planning, Building & Growth
Management
David Vanderberg, Manager, Planning Building and Economic
Development
Cindy Hammond, Manager, Plans & Permits, Planning, Building
and Growth Management
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Clara Vani, Legislative Coordinator

1. Call to Order

The meeting was called to order at 7:00 p.m. and adjourned at 8:05 p.m.

As this Planning and Development Committee Meeting was conducted with electronic and in-person participation by Members of Council, the meeting started with the City Clerk calling the roll for attendance at the meeting, as follows:

Members present during roll call: Regional Councillor Palleschi (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Keenan, Regional Councillor Brar, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

Members absent during roll call: Nil

2. Approval of Agenda

The following motion was considered.

PDC001-2023

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

To add:

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

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

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

2. Andrew Orr, President/Trustee, Springbrook Community Management Inc., dated January 20, 2023.

Carried

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

Nil

4. Consent Motion

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

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

The following motion was considered.

PDC002-2023

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

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

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

Yea (10): Regional Councillor Palleschi, Deputy Mayor Singh, Regional Councillor Santos , Regional Councillor Vicente, Regional Councillor Kaur Brar , Regional Councillor Keenan , Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power

Carried (10 to 0)

5. Statutory Public Meeting Reports

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

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

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

The following motion was considered.

PDC003-2023

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

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

Carried

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

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

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

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

The following motion was considered.

PDC004-2023

1. That the report re: **Application to Amend the Official Plan and Zoning By-law, J.L. Richards & Associates – 2849150 Ontario Inc., 150 First Gulf Boulevard, Ward 3, File: OZS-2022-0043**, dated December 8, 2022 to the Planning and Development Committee Meeting of January 23, 2023, be received;
2. That Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal; and
3. That the following delegation re: Application to Amend the Official Plan and Zoning By-law, J.L. Richards & Associates – 2849150 Ontario Inc., 150 First Gulf Boulevard, Ward 3, File: OZS-2022-0043, to the Planning and Development Committee Meeting of January 23, 2023, be received:
 1. Jennifer Gaudet, Planner, J.L. Richards and Associates.

6. Public Delegations (5 minutes maximum)

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

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

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

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

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

The following registered delegation was not present at the meeting:

1. Jasmohan Singh Mankoo, Brampton Resident

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

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

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

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

The following motions were considered.

PDC005-2023

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

Carried

PDC006-2023

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

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

Carried

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

Dealt with under Item 5.2 - Recommendation PDC004-2023

7. Staff Presentations and Planning Reports

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

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

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

The following motion was approved on consent.

PDC007-2023

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

Carried

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

The following motion was approved on consent.

PDC008-2023

1. That the report re: **The Impacts of Bill 23, More Homes Built Faster Act, 2022 on Brampton Plan - Planning, Bld & Growth Mgt-2023-041**

to the Planning and Development Committee Meeting of January 23, 2023 be received;

2. That Council request the Province provide an update as to when the remaining elements of Bill 23 will come into effect to allow the City to plan for the timely and efficient adoption of *Brampton Plan*;
3. That Council direct staff to return with an update on timelines for *Brampton Plan* once further information from the Province is received;
4. That Council direct staff to bring forward housekeeping and other amendments to Brampton's 2006 Official Plan in light of impacts to *Brampton Plan* timelines, including policy updates to guide development in Major Transit Station Areas, amongst others; and
5. That the correspondence re: The Impacts of Bill 23, More Homes Built Faster Act, 2022 on Brampton Plan - Planning, Bld & Growth Mgt-2023-041 to the Planning and Development Committee Meeting of January 23, 2023 be received:

1. Ministry of Municipal Affairs and Housing, dated October 25, 2022

Carried

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

The following motion was approved on consent.

PDC009-2023

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

Carried

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

The following motion was approved on consent.

PDC010-2023

1. That the report re: **Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – 13172589 Canada Inc., 9224 & 9230 Creditview Road, Ward 5, File: OZS-2022-0013**, dated December 1, 2022 to the Planning and Development Committee Meeting of January 23, 2022, be received;
2. That the application for a Zoning By-law Amendment and Draft Plan of Subdivision submitted by Glen Schnarr & Associates Inc., on behalf of 13172589 Canada Inc. (File: OZS-2022-0013 and 21T-22002B) be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendment to the Zoning By-law generally in accordance with the attached Appendix 13 to this report be adopted; and
4. That the correspondence re: Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – 13172589 Canada Inc., 9224 & 9230 Creditview Road, Ward 5, File: OZS-2022-0013, to the Planning and Development Committee Meeting of January 23, 2023, be received:
 1. Frank Marchio, Director, Land Development, Lakeview Homes, dated January 17, 2023
 2. Andrew Orr, President/Trustee, Springbrook Community Management Inc., dated January 20, 2023

Carried

8. Committee Minutes

8.1 Minutes - Brampton Heritage Board - December 13, 2022

The following motion was approved on consent.

PDC011-2023

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

The recommendations were approved as follows:

HB068-2022

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

To defer to a future meeting:

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

13.3 - Discussion re: Re-establishment of Research Committee

To withdraw:

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

HB069-2022

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

HB070-2022

1. That the delegation by Michael Gagnon and Marc De Nardis, Gagnon Walker Domes Ltd., Mark Driedger and Jason Truelove, ATA Architects, re: **22, 24, 26, 28 and 32 John Street – Heritage Impact Assessment - Ward 3 (File H.EX.)** to the Brampton Heritage Board meeting of December 13, 2022 be received; and
2. That the report by Harsh Padhya, Heritage Planner, re: **Heritage Impact Assessment of the properties at 22, 24, 26, 28 and 32 John Street**, dated December 6, 2022, prepared by ATA Architects Inc., and attached as Appendix A to the report (“HIA”) to the Brampton Heritage Board meeting of December 13, 2022 be received.

HB071-2022

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

HB072-2022

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

HB073-2022

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

HB074-2022

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

HB075-2022

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

HB076-2022

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

Carried

9. Other Business/New Business

10. Referred/Deferred Matters

Nil

11. Correspondence

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

Dealt with under Item 6.1 - Recommendation PDC005-2023

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

Dealt with under Item 7.5 - Recommendation PDC010-2023

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

Dealt with under Item 7.3 - Recommendation PDC008-2023

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

Dealt with under Item 7.4 - Recommendation PDC009-2023

12. Councillor Question Period

Nil

13. Public Question Period

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

14. Closed Session

Nil

15. Adjournment

Next Regular Meeting:

PDC012-2023

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

Carried

Regional Councillor P. Palleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, February 6, 2023

- Members Present:
- Regional Councillor M. Palleschi - Wards 2 and 6
 - Deputy Mayor H. Singh - Wards 9 and 10
 - Regional Councillor R. Santos - Wards 1 and 5
 - Regional Councillor P. Vicente - Wards 1 and 5
 - Regional Councillor N. Kaur Brar - Wards 2 and 6
 - Regional Councillor D. Keenan - Wards 3 and 4
 - Regional Councillor M. Medeiros - Wards 3 and 4
 - Regional Councillor P. Fortini - Wards 7 and 8
 - Regional Councillor G. Toor - Wards 9 and 10
 - City Councillor R. Power - Wards 7 and 8
 - Mayor Patrick Brown (ex officio)
- Staff Present:
- Steven Ross, Deputy City Solicitor, Legal Services
 - Steve Ganesh, Commissioner, Planning, Building & Growth Management
 - Allan Parsons, Director, Planning, Building & Growth Management
 - Harry Persaud, Director, Public Works and Engineering
 - Cindy Hammond, Director, Planning, Building & Growth Management
 - Carolyn Crozier, Manager, Development Services
 - David Vanderberg, Manager, Planning Building and Economic Development
 - Elaha Safi, Advisor, Development Services
 - Charlotte Gravlev, Deputy City Clerk
 - Clara Vani, Legislative Coordinator

1. Call to Order

The meeting was called to order at 1:02 p.m. and adjourned at 2:07 p.m.

As this Planning and Development Committee Special Meeting was conducted with electronic and in-person participation by Members of Council, the meeting started with the Chair calling the roll for attendance at the meeting, as follows:

Members present during roll call: Regional Councillor Palleschi (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Keenan, Regional Councillor Brar, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

Members absent during roll call: Nil

2. Approval of Agenda

The following motion was considered.

PDC013-2023

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

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

Carried

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

Nil

4. Consent Motion

Nil

5. Statutory Public Meeting Reports

Nil

6. Public Delegations (5 minutes maximum)

Nil

7. Staff Presentations and Planning Reports

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

Dealt with under Item 7.3 - Recommendation PDC015-2023

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

Dealt with under Item 7.3 - Recommendation PDC015-2023

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

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

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

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

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

Committee discussion on this matter included the following:

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

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

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

The following motion was introduced.

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

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

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

Further discussion included the following:

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

The following motions were considered.

PDC014-2023

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

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

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

Carried

PDC015-2023

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

Carried

8. Committee Minutes

Nil

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

11. Correspondence

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

Dealt with under Item 7.3 - Recommendation PDC015-2023

12. Councillor Question Period

Nil

13. Public Question Period

Nil

14. Closed Session

Nil

15. Adjournment

PDC016-2023

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

Carried

Regional Councillor M. Palleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, February 13, 2023

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 - Regional Councillor R. Santos - Wards 1 and 5
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 - Regional Councillor N. Kaur Brar - Wards 2 and 6
 - Regional Councillor D. Keenan - Wards 3 and 4
 - Regional Councillor M. Medeiros - Wards 3 and 4
 - Regional Councillor P. Fortini - Wards 7 and 8
 - Regional Councillor G. Toor - Wards 9 and 10
 - City Councillor R. Power - Wards 7 and 8
 - Mayor Patrick Brown (ex officio)
- Staff Present:
- Steve Ganesh, Commissioner, Planning, Building and Growth Management
 - Andrea Peebles, Legal Counsel, Legal Services
 - Allan Parsons, Director, Planning, Building and Growth Management
 - Henrik Zbogor, Director, City Planning and Design
 - Doug Rieger, Director, Transit Development
 - Cindy Hammond, Director, Planning, Building and Growth Management
 - Michael Herall, Director, Environment and Development Engineering
 - David Vanderberg, Manager, Planning Building and Economic Development
 - Claudia LaRota, Supervisor, Planning, Building and Growth Management
 - Alex Sepe, Supervisor, Development Services
 - Kelly Henderson, Supervisor, Development Services
 - David Monaghan, Supervisor, Public Works and Engineering
 - Shahinaz Eshesh, Planner, City Planning and Design

Michelle Gervais, Planner, City Planning and Design
Marco Gerolini, Planner, Development Services
Nitika Jagtiani, Planner, Development Services
Noel Cubacub, Planner, Development Services
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Clara Vani, Legislative Coordinator

1. Call to Order

The meeting was called to order at 7:03 p.m. and adjourned at 9:24 p.m.

As this Planning and Development Committee Meeting was conducted with electronic and in-person participation by Members of Council, the meeting started with the City Clerk calling the roll for attendance at the meeting, as follows:

Members present during roll call: Regional Councillor Palleschi (Chair), Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Keenan, Regional Councillor Brar, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

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

2. Approval of Agenda

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

PDC017-2023

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

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

To add:

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

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

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

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

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

1. Jasbir Singh, Brampton Resident

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

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

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

1. Andrew Walker, Gagnon Walker Domes Professional Planner, representing Maple Lodge Farms Ltd., dated February 13, 2023

Carried

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

Nil

4. Consent Motion

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

7.1, 7.4, 7.6, 8.1, and 11.6

The following motion was considered.

PDC018-2023

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

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

5. Statutory Public Meeting Reports

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

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

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

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

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

Committee discussion on this matter included the following:

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

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

The following motions were considered.

PDC019-2023

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

Carried

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

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

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

Committee discussion on this matter included the following:

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

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

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

1. Jasbir Singh, Brampton Resident

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

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

The following motions were considered.

PDC020-2023

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

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

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

Carried

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

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

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

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

The following motions were considered.

PDC021-2023

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

recommendation, subsequent to the completion of circulation of the application and a comprehensive review of the proposal; and

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

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

Carried

6. Public Delegations (5 minutes maximum)

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

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

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

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

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

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

- traffic congestion
- residents offered suggestions in previous meetings

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

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

The following motions were considered.

PDC022-2023

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

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

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

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

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

Carried

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

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

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

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

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

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

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

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

See Item 7.5 - Recommendation PDC028-2022.

The following motions were considered.

PDC023-2023

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

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

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

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

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

Carried

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

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

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

The following motion was considered.

PDC024-2023

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

Carried

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

Dealt with under Item 5.1 - Recommendation PDC019-2023

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

Dealt with under Item 5.2 - Recommendation PDC020-2023

7. Staff Presentations and Planning Reports

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

The following motion was approved on consent.

PDC025-2023

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

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

2. That the Zoning By-law Amendment and the Draft Plan of Subdivision application submitted by KLM Planning Partners Inc. on behalf of Maplequest Ventures Inc. Ward 10, File: OZS-2021-0024 be approved, on the basis that it represents good planning, is consistent with Section 34 and 51(24) of the Planning Act, is consistent with the Provincial Policy Statement, and conforms to A Place to Grow: Growth plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendment to the Zoning By-law, generally in accordance with the attached Appendix 10 to this report be adopted; and
4. That no further notice of public meeting be required for the attached Zoning By-law Amendment to Section 34(17).

Carried

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

Dealt with under Item 6.3 - Recommendation PDC024-2023

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

Committee discussion on this matter included the following:

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

The following motions were considered.

PDC026-2023

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

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

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

Carried

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

The following motion was approved on consent.

PDC027-2023

1. That the staff report re: **Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, R Walters Planning – Walter Grdevich, 9052 Creditview Road, Ward 5, File: OZS-2021-0029**, dated January 5, 2022, to the Planning and Development Committee Meeting of February 13, 2023, be received; and,
2. That the application for a Zoning By-law Amendment and Draft Plan of Subdivision submitted by R Walters Planning, on behalf of Walter Grdevich, (File: OZS-2021-0029 and 21T-21010B) be approved, on the basis that it represents good planning, it is consistent with the Provincial

Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;

3. That the amendment to the Zoning By-law generally in accordance with the attached Appendix 13 to this report be adopted; and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment and for a proposed Draft Plan of Subdivision pursuant to Section 34 (10.4) and Section 51 (20) of the Planning Act, R.S.O., as amended.

Carried

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

Committee discussion on this matter included the following:

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

A motion was suggested to refuse the application.

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

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

PDC028-2023

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

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

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

Nay (10): Regional Councillor Palleschi, Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Kaur Brar, Regional Councillor Keenan, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power

Lost (0 to 10)

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

The following motion was approved on consent.

PDC029-2023

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

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

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

1. Andrew Walker, Gagnon Walker Domes Professional Planner, dated February 13, 2023.

Carried

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

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

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

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

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

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

PDC030-2023

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Crown-Jewel Corporation c/o HBNG Holborn Group – Malone Given Parsons Ltd. – 80 Bramalea Road, Ward 7, File: OZS-2021-0043**, to the Planning and Development Committee Meeting of February 13, 2023, be received;
2. That the application to amend the Official Plan and Zoning By-law submitted by Crown-Jewel Corporation c/o HBNG Holborn Group be approved on the basis that it represents good planning, it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the

City's Official Plan, and for reasons set out in this Recommendation Report;

3. That the amendment to the Zoning By-law generally in accordance with the attached Appendix 11 to this report be adopted;
4. That the amendments to the Official Plan, generally in accordance with Appendix 12 of this report, be adopted;
5. That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22 and Section 34 of the Planning Act, R.S.O. c.P. 13, as amended; and
6. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Crown-Jewel Corporation c/o HBNG Holborn Group – Malone Given Parsons Ltd. – 80 Bramalea Road, Ward 7, File: OZS-2021-0043, be received:
 1. James Ward, Brampton Resident, dated November 15, 2021
 2. Kenneth Lobo, Brampton Resident, dated November 26, 2021
 3. Cindy Ward, Brampton Resident, dated November 29, 2021
 4. Teresa Ward, Brampton Resident, dated November 29, 2021

Carried

8. Committee Minutes

8.1 Minutes - Brampton Heritage Board - January 24, 2023

The following motion was approved on consent.

PDC031-2023

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

The recommendations were approved as follows:

HB001-2023

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

To add:

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

HB002-2023

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

HB003-2023

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

HB004-2023

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

HB005-2023

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

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

HB006-2023

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

HB007-2023

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

HB008-2023

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

HB009-2023

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

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

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

Dealt with under Item 7.7 - Recommendation PDC030-2023

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

Dealt with under Item 6.1 Recommendation PDC022-2023

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

Dealt with under Item 6.2 - Recommendation PDC023-2023

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

Dealt with under Item 5.3 - Recommendation PDC021-2023

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

Dealt with under Item 5.2 - Recommendation PDC020-2023

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

This Item was received on consent.

Dealt with under Item 4 - Recommendation PDC018-2023

12. Councillor Question Period

Nil

13. Public Question Period

Nil

14. Closed Session

Nil

15. Adjournment

PDC032-2023

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

Carried

Regional Councillor P. Palleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, March 20, 2023

- Members Present: Regional Councillor M. Palleschi - Wards 2 and 6
Deputy Mayor H. Singh - Wards 9 and 10
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
Regional Councillor N. Kaur Brar - Wards 2 and 6
Regional Councillor D. Keenan - Wards 3 and 4
Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
City Councillor R. Power - Wards 7 and 8
Mayor Patrick Brown (ex officio)
- Members Absent: Regional Councillor G. Toor - Wards 9 and 10
- Staff Present: Steve Ganesh, Commissioner, Planning, Building and Growth Management
Allan Parsons, Director, Planning, Building and Growth Management
Henrik Zbogor, Director, City Planning and Design
Jeffrey Humble, Manager, Policy Planning
David Vanderberg, Manager, Development Services
Angelo Ambrico, Manager, Development Services
Nicole Hanson, Planner, Development Services
Stephen Dykstra, Planner, Development Services
Francois Hemon-Morneau, Planner, Development Services
Tejinder Sidhu, Planner, Development Services
Nitika Jagtiani, Planner, Development Services
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Clara Vani, Legislative Coordinator
-

1. Call to Order

The meeting was called to order at 7:01 p.m. and adjourned at 8:28 p.m.

As this Planning and Development Committee Meeting was conducted with electronic and in-person participation by Members of Council, the meeting started with the City Clerk calling the roll for attendance at the meeting, as follows:

Members present during roll call: Regional Councillor Palleschi (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Keenan, Regional Councillor Brar, Regional Councillor Medeiros, Regional Councillor Fortini, and City Councillor Power.

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

2. Approval of Agenda

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

PDC033-2023

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

To withdraw:

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

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

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

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

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

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

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

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

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

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

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

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

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

To add:

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

1. Richard Domes and Michael Gagnon, Gagnon Walker Domes

Carried

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

Nil

4. Consent Motion

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

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

7.2, 7.4, and 8.1

The following motion was considered.

PDC034-2023

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

7.2, 7.4, and 8.1

Yea (9): Regional Councillor Palleschi, Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Kaur Brar, Regional Councillor Keenan, Regional Councillor Medeiros, Regional Councillor Fortini, and City Councillor Power

Absent (1): Regional Councillor Toor

5. Statutory Public Meeting Reports

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

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

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

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

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

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

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

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

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

The following motion was considered.

PDC035-2023

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

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

Carried

6. Public Delegations (5 minutes maximum)

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

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

Dealt with under Item 7.2 - Recommendation PDC037-2023

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

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

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

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

Dealt with under Item 7.4 - Recommendation PDC038-2023

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

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

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

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

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

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

Committee discussion on this matter included the following:

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

The following motions were considered.

PDC036-2023

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

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

Dealt with under Item 5.1 - Recommendation PDC035-2023

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

Dealt with under Item 7.5 - Recommendation PDC039-2023

7. Staff Presentations and Planning Reports

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

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

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

The following motion was approved on consent.

PDC037-2023

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Primont Properties Inc., Primont (M3 Condos) Inc., 10629 Mississauga Road, Ward 6, File: OZS-2021-0002**, dated March 6, 2023, to the Planning and Development Committee Meeting of March 20, 2022, be received;
2. That the Official Plan Amendment and Zoning By-law Amendment application submitted by Primont Properties Inc. on behalf of Primont (M3 Condos) Inc., Ward 6, File OZS-2021-0002 be approved, on the basis that it represents good planning including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, The Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;

3. That the amendments to the Official Plan and Mount Pleasant Secondary Plan (Area 51) generally in accordance with Attachment 10 to this report be adopted;
4. That the amendments to the Zoning By-law, generally in accordance with Attachment 11 to this report be adopted; and
5. That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22(6.1) and Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

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

Dealt with under Item 6.4 - Recommendation PDC036-2023

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

The following motion was approved on consent.

PDC038-2023

1. That the staff report re: **Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, Gagnon Walker Domes Ltd.- Gurpreet Gill, 9058 Creditview Road, Ward 5, File: OZS-2020-0018**, dated February 6, 2023, to the Planning and Development Committee Meeting of March 20, 2023, be received;
2. That the application for a Zoning By-law Amendment and Draft Plan of Subdivision submitted by Gagnon Walker domes Ltd., on behalf of Gurpreet Gill, (File: OZS-2020-0018 and 21T-20006) be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendment to the Zoning By-law, being generally in accordance with the attached Appendix 13 to this report, be adopted subsequent to the approval of the Functional Servicing Report; and

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

Carried

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

Item 6.6 was dealt with at this time.

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

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

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

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

The following motion was considered.

PDC039-2023

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

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

Carried

8. **Committee Minutes**

The following motion was approved on consent.

8.1 Minutes - Brampton Heritage Board - February 21, 2023

The following motion was approved on consent.

PDC040-2023

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

The recommendations were approved as follows:

HB010-2023

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

HB011-2023

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

HB012-2023

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

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

HB013-2023

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

HB014-2023

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

HB015-2023

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

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

HB016-2022

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

HB017-2023

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

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

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

Dealt with under Item 5.1 - Recommendation PDC035-2023

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

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

12. Councillor Question Period

Nil

13. Public Question Period

Nil

14. Closed Session

Nil

15. Adjournment

PDC041-2023

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

Carried

Regional Councillor M. Palleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, April 24, 2023

Members Present: Regional Councillor M. Palleschi - Wards 2 and 6
Deputy Mayor H. Singh - Wards 9 and 10
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
Regional Councillor N. Kaur Brar - Wards 2 and 6
Regional Councillor D. Keenan - Wards 3 and 4
Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
City Councillor R. Power - Wards 7 and 8
Mayor Patrick Brown (ex officio)

Members Absent: Regional Councillor G. Toor - Wards 9 and 10

Staff Present: Steve Ganesh, Commissioner, Planning Building and Growth Management
Allan Parsons, Director, Planning, Building and Growth Management
Henrik Zbogor, Director, City Planning and Design
Cindy Hammond, Director, Planning, Building & Growth Management
David Vanderberg, Manager, Planning, Building and Growth Management
Angelo Ambrico, Manager, Development Services
Michelle Gervais, Planner, Planning, Building and Growth Management
Alex Sepe, Planner, Planning, Building and Growth Management
Stephen Dykstra, Planner, Planning, Building and Growth Management
Emma De Melo, Planner, Planning, Building and Growth Management
Francois Hemon-Morneau, Planner, Planning, Building and

Growth Management
Tejinder Sidhu, Planner, Planning, Building and Growth
Management
Andrew Ramsammy, Planner, Planning, Building and Growth
Management
Chinoye Sunny, Planner, Planning, Building and Growth
Management
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Clara Vani, Legislative Coordinator

1. Call to Order

The meeting was called to order at 7:00 p.m. and adjourned at 8:10 p.m.

As this Planning and Development Committee Meeting was conducted with electronic and in-person participation by Members of Council, the meeting started with the City Clerk calling the roll for attendance at the meeting, as follows:

Members present during roll call: Regional Councillor Palleschi (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Keenan, Regional Councillor Brar, Regional Councillor Medeiros, Regional Councillor Fortini, and City Councillor Power.

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

2. Approval of Agenda

PDC042-2023

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

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

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

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

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

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

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

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

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

Carried

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

Nil

4. Consent Motion

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

7.4, 7.5, 7.6 and 8.1

The following motion was considered.

PDC043-2023

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

7.4, 7.5, 7.6 and 8.1

Carried

5. Statutory Public Meeting Reports

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

The following motion was considered.

PDC044-2023

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

Carried

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

The following motion was considered.

PDC045-2023

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

Carried

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

The following motion was considered.

PDC046-2023

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

Carried

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

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

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

Regional Councillor Fortini requested the matter be deferred to a future planning meeting to allow the developer and himself to hold a public meeting with area residents. Regional Councillor Fortini advised this would allow collaboration with the residents to resolve concerns surrounding the proposal.

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

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

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

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

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

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

The following motion was considered.

PDC047-2023

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

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

Carried

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

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

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

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

1. Harpinder Dade and Gurprey Purba, Brampton Resident

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

- impact on property value

The following motion was considered.

PDC048-2023

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

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

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

1. Harpinder Dade and Gurprey Purba, Brampton Residents

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

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

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

Carried

6. Public Delegations (5 minutes maximum)

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

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

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

1. Baljinder Singh Badesha, Brampton Resident

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

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

The following motion was considered.

PDC049-2023

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

Carried

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

Dealt with under Item 5.5 - Recommendation PDC048-2023

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

Dealt with under Item 5.4 - Recommendation PDC047-2023

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

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

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

7. Staff Presentations and Planning Reports

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

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

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

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

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

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

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

Dealt with under Item 6.1 - Recommendation PDC049-2023

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

The following motion was approved on consent.

PDC050-2023

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Church (Brampton) Ventures Inc. - W.E. Oughtred & Associates Inc., 55, 59 and 61 Beech Street, and 136, 140, and 142 Church Street East, Ward 1, File: OZS-2021-0011**, to the Planning and Development Committee Meeting of April 24, 2023 be received;
2. That the Official Plan Amendment and Zoning By-law Amendment application submitted by W.E. Oughtred & Associates Inc. on behalf of Church (Brampton) Ventures Inc., Ward 1, File: OZS-2021-0011 be approved, on the basis that it represents good planning including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendments to the Official Plan and Brampton Flowertown Secondary Plan (Area 6) generally in accordance with Attachment 10 to this report be adopted;
4. That the amendment to the Zoning By-law generally in accordance with Attachment 12 to this report be adopted; and
5. That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22(6.1) and Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

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

The following motion was approved on consent.

PDC051-2023

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

2. That the Official Plan and Zoning By-law Amendment submitted by Blackthorn Development Corp. on behalf of 2794465 Ontario Inc. Ward 9, File: OZS-2022-0042 be approved on the basis that it represents good planning, is consistent with Section 22 (6.1) and Section 34 (10.4) of the Planning Act is consistent with the Provincial Policy Statement, and conforms to A Place to Grow: Growth plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That no further notice of public meeting be required for the attached Zoning By-law Amendment as per Section 34(17) of the Planning Act.

Carried

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

The following motion was approved on consent.

PDC052-2023

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

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

Carried

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

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

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

8. Committee Minutes

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

The following motion was approved on consent.

PDC053-2023

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

The recommendations were approved as follows:

HB018-2023

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

HB019-2023

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

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

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

HB020-2023

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

HB021-2023

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

HB022-2023

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

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

HB023-2023

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

HB024-2023

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

HB025-2023

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

HB026-2023

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

HB027-2023

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

HB028-2023

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

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

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

Dealt with under Item 5.4 - Recommendation PDC047-2023

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

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

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

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

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

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

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

Dealt with under Item 5.5 - Recommendation PDC048-2023

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

Dealt with under Item 6.1 - Recommendation PDC049-2023

12. Councillor Question Period

Nil

13. Public Question Period

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

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

14. Closed Session

Nil

15. Adjournment

The following motion was considered

PDC054-2023

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

Carried

Regional Councillor M. Palleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, May 15, 2023

- Members Present: Regional Councillor M. Palleschi - Wards 2 and 6
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
Regional Councillor N. Kaur Brar - Wards 2 and 6
Regional Councillor D. Keenan - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor G. Toor - Wards 9 and 10
City Councillor R. Power - Wards 7 and 8
- Members Absent: Deputy Mayor H. Singh - Wards 9 and 10
Regional Councillor M. Medeiros - Wards 3 and 4
Mayor Patrick Brown (ex officio)
- Staff Present: Allan Parsons, Director, Development Services
Henrik Zbogor, Director, Integrated City Planning
Cindy Hammond, Director, Planning, Building & Growth Management
David Vanderberg, Manager, Development Services
Angelo Ambrico, Manager, Development Services
Alex Sepe, Supervisor, Development Services
Claudia LaRota, Supervisor, Integrated City Planning
Michelle Gervais, Planner, Integrated City Planning
Chinoye Sunny, Planner, Development Services
Arjun Singh, Planner, Development Services
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Clara Vani, Legislative Coordinator

1. Call to Order

The meeting was called to order at 7:00 p.m. and adjourned at 7:04 p.m.

As this Planning and Development Committee Meeting was conducted with electronic and in-person participation by Members of Council, the meeting started with the City Clerk calling the roll for attendance at the meeting, as follows:

Members present during roll call: Regional Councillor Palleschi (Chair), Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Keenan, Regional Councillor Brar, Regional Councillor Fortini, City Councillor Power and Regional Councillor Toor.

Members absent during roll call: Deputy Mayor Singh (personal) and Regional Councillor Medeiros (personal).

2. Approval of Agenda

PDC055-2023

That the agenda for the Planning and Development Committee Meeting of May 15, 2023, be approved as amended:

To add:

Item 11.1 re. item 7.3: Correspondence re: City-initiated Official Plan Amendment – Major Transit Station Areas – City-wide

19. Michael Gagnon, Gagnon Walker Domes, on behalf of Hillside To Properties Inc., dated May 15, 2023

20. Michael Gagnon, Gagnon Walker Domes, on behalf of Soneil Mississauga Inc. and Soneil Oakville Inc., 261 and 263 Queen Street East, dated May 15, 2023

21. Michael Gagnon, Gagnon Walker Domes, on behalf of Soneil Markham Inc., 2 County Court, dated May 15, 2023

Carried

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

Nil

4. **Consent Motion**

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

7.1, 7.2, 7.3, 8.1, 9.1, 10.1, 11.1, and 11.2

The following motion was considered.

PDC056-2023

That the following items to the Planning and Development Committee Meeting of May 15, 2023, be approved as part of the Consent Motion:

7.1, 7.2, 7.3, 8.1, 9.1, 10.1, 11.1, and 11.2

Carried

5. **Statutory Public Meeting Reports**

- 5.1 Staff Presentation re: Application to Temporarily Amend the Zoning By-law, George Karathanassis c/o Glen Schnarr and Associates Inc., 9296 Highway 50, Ward 10, File: OZS-2023-0004

In response to the Chair's query if anyone present would like to see a presentation, no one responded. Therefore, the Chair proceeded to adjourn the public meeting on this item.

The following motion was considered.

PDC057-2023

That the staff presentation re: **Application to Temporarily Amend the Zoning By-law, George Karathanassis c/o Glen Schnarr and Associates Inc., 9296 Highway 50, Ward 10, File: OZS-2023-0004**, to the Planning and Development Committee meeting of May 15, 2023, be received.

Carried

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

Nil

7. **Staff Presentations and Planning Reports**

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

The following motion was approved on consent.

PDC058-2023

1. That the staff report re: **City-Initiated Amendment to the Official Plan – Response to Bill 109, City-wide**, to the Planning and Development Committee of May 15, 2023, be received;
2. That the Official Plan Amendments generally in accordance with the attached Appendices 1 and 2 be approved; and,
3. That staff report back to Planning and Development Committee in the third quarter of 2024 with an evaluation of the development review process updates that were implemented in response to Bill 109.

Carried

- 7.2 Staff Report re: Application to amend the Official Plan, Zoning By-Law, and Block Plan, Glen Schnarr & Associates Inc. – PAI Realty Inc./IMJ Keystone Holdings Inc., 2247, 2257, 2271 Mayfield Road, Ward 6, File: OZS-2020-0038

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

The following motion was approved on consent.

PDC059-2023

1. That the staff report re: **Application to amend the Official Plan, Zoning By-Law, and Block Plan, Glen Schnarr & Associates Inc. – PAI Realty Inc. / IMJ Keystone Holdings Inc., 2247, 2257, 2271 Mayfield Road, Ward 6, File: OZS-2020-0038**, to the Planning and Development Committee Meeting of May 15, 2023, be received;
2. That the application for an Amendment to the Official Plan, Zoning By-law, and Block Plan submitted by Glen Schnarr & Associates Inc., on behalf of PAI Realty Inc./ IMJ Keystone Holdings Inc., be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendment to the Official Plan generally in accordance with the attached Appendix 11 to this report be adopted;
4. That the amendment to the Zoning By-law, generally in accordance with the attached Appendix 12 to this report be adopted;

5. That through the Site Plan Approval process, staff be directed to ensure that no vehicular access, other than for emergency vehicles, to the site be made from Callahan Court. However, if a medium density land use is proposed through the Site Plan Approval application, then a full access to Callahan Court can be considered through the evaluation of a Traffic Impact Study and subject to the approval of the Commissioner of Planning, Building and Growth Management;
6. That no further notice or public meeting be required for the attached Official Plan Amendment, and Zoning By-law Amendment pursuant to Section 22 (6) and Section 34 (10.4) of the Planning Act, R.S.O., as amended; and
7. That the following correspondence re: Application to amend the Official Plan, Zoning By-Law, and Block Plan, Glen Schnarr & Associates Inc. – PAI Realty Inc. / IMJ Keystone Holdings Inc., 2247, 2257, 2271 Mayfield Road, Ward 6, File: OZS-2020-0038, to the Planning and Development Committee Meeting of May 15, 2023, be received;
 1. Gurwinder Singh, Brampton Resident, dated March 21, 2023

Carried

7.3 Staff Report re: Supplementary Recommendation Report - City-initiated Official Plan Amendment – Major Transit Station Areas, City-wide

Items 10.1 and 11.1 were brought forward and dealt with at this time.

The following motion was approved on consent.

PDC060-2023

1. That the staff report re: **Supplementary Recommendation Report - City-initiated Official Plan Amendment – Major Transit Station Areas, City-wide** to the Planning and Development Committee meeting of May 15, 2023, be received;
2. That the staff report re: Recommendation Report – City-initiated Official Plan Amendment – Major Transit Station Areas, City-wide, to the May 15, 2023 Planning and Development Committee agenda be received;
3. That the amendments to the Official Plan, generally in accordance with the attached Appendix 1 to the “Supplementary Recommendation Report - City-initiated Official Plan Amendment – Major Transit Station Areas, City-wide be adopted.

4. That the City Clerk be directed to forward a copy of the Recommendation Report and Council resolution to the Region of Peel for information; and
5. That the following correspondence re: City-initiated Official Plan Amendment – Major Transit Station Areas – City-wide, to the Planning and Development Committee meeting of May 15, 2023, be received:
 1. Rob MacFarlane, Zelinka Priamo Ltd., on behalf of Choice Properties REIT, dated April 19, 2023
 2. Jonathan Rodger, Zelinka Priamo Ltd., on behalf of Canadian Tire Corporation, Limited, dated April 19, 2023
 3. Maggie Bassani, Aird & Berlis LLP, on behalf Mac Mor of Canada Ltd., dated April 19, 2023
 4. Mark Condello, Glen Schnarr & Associates Inc., on behalf of 60 Bramalea Holdings Limited, dated April 20, 2023
 5. Dan Kraszewski, D. J. K. Land Use Planning, on behalf of the Fifth Avenue Group, dated April 20, 2023
 6. Jennifer Staden, Glenn Schnarr & Associates Inc., on behalf of Crestpoint Real Estate Investments Ltd., dated April 24, 2023
 7. Andrew Walker, Gagnon Walker Domes, on behalf of Starbank Development Corporation, dated April 24, 2023
 8. Andrew Walker, Gagnon Walker Domes, on behalf of Lark Investments, dated April 24, 2023
 9. Andrew Walker, Gagnon Walker Domes, on behalf of Claireville Holdings Limited dated April 24, 2023
 10. Andrew Walker, Gagnon Walker Domes, on behalf of Manga Hotels, dated April 24, 2023
 11. Andrew Walker, Gagnon Walker Domes, on behalf of 17, 19, 23, 27, 31 and 35 Railroad Street, 48 and 50 Mill Street North, and 55 and 59 Elizabeth Street North, dated April 24, 2023
 12. Michael Gagnon, Gagnon Walker Domes, on behalf of Soneil Mississauga Inc. and Soneil Oakville Inc., 261 and 263 Queen Street East, dated April 24, 2023
 13. Michael Gagnon, Gagnon Walker Domes, on behalf of Soneil Markham Inc., 2 County Court, dated April 24, 2023

14. Michael Gagnon, Gagnon Walker Domes, on behalf of Centennial Mall Brampton Ltd., dated April 24, 2023
15. Marc DeNardis, Gagnon Walker Domes, on behalf of 16 Lisa Street Ltd., dated April 24, 2023
16. Marc DeNardis, Gagnon Walker Domes, on behalf of Mario Matteo, Guido D'Alesio and 2088205 Ontario Ltd., dated April 24, 2023
17. Dan Kraszewski, DJK Land Use Planning, on behalf of Fifth Avenue Group, dated May 8, 2023
18. Jenna Thibault, Weston Consulting, on behalf of Bovaird Commercial Centre Ltd., dated May 12, 2023
19. Michael Gagnon, Gagnon Walker Domes, on behalf of Hillside To Properties Inc., dated May 15, 2023
20. Michael Gagnon, Gagnon Walker Domes, on behalf of Soneil Mississauga Inc. and Soneil Oakville Inc., 261 and 263 Queen Street East, dated May 15, 2023
21. Michael Gagnon, Gagnon Walker Domes, on behalf of Soneil Markham Inc., 2 County Court, dated May 15, 2023

Carried

8. Committee Minutes

8.1 Minutes - Brampton Heritage Board - April 18, 2023

The following motion was approved on consent.

PDC061-2023

That the Minutes of the Brampton Heritage Board meeting of April 18, 2023, Recommendations HB029-2023 - HB032-2023, to the Planning and Development Committee Meeting of May 15, 2023, be approved as published and circulated.

The recommendations were approved as follows:

HB029-2023

That the agenda for the Brampton Heritage Board meeting of April 18, 2023, be approved as published and circulated.

HB030-2023

1. That the report from Shelby Swinfield, Heritage Planner, to the Brampton Heritage Board Meeting of April 18, 2023, re: **Scoped Heritage Impact Assessment, 9893 Torbram Road, Ward 8**, be received; and
2. That the Scoped Heritage Impact Assessment for 9893 Torbram Road, prepared by LHC Planning & Archaeology Inc., dated March 13, 2023, be approved.

HB031-2023

1. That the report from Shelby Swinfield, Heritage Planner, to the Brampton Heritage Board meeting of April 18, 2023, re: **Revised Heritage Conservation Plan – 6461 Mayfield Road (The Thompson Farmhouse), Ward 10** be received; and
2. That the addendum to the Heritage Conservation Plan be approved.

HB032-2023

That Brampton Heritage Board do now adjourn to meet again on May 16, 2022, at 7:00 p.m.

Carried

9. Other Business/New Business

- 9.1 Discussion Item at the request of Councillor Toor, re: Toronto Gore Estate Residential Area Motion

The following motion was approved on consent.

PDC062-2023

May 15, 2023, Planning and Development Committee Motion – Toronto Gore Estate Residential Area

Whereas on April 6, 2023, Ontario announced the next steps in its plan to build 1.5 million homes by 2031 including the introduction of Bill 97, the [*Helping Homebuyers, Protecting Tenants Act, 2023*](#) (“**Bill 97**”), and the release of a draft Provincial Planning Statement to replace the current Provincial Policy Statement and the Growth Plan;

Whereas the City of Brampton’s Housing Pledge was approved on March 8, 2023, to support the province’s direction for Brampton to accommodate 113,000 residential units by 2031, which accelerates the city’s growth targets over the next eight years;

Whereas in addition to the provincial legislative changes, there has been a growing movement across North America to re-examine the planning designations in neighbourhoods to increase opportunities for new residents;

Whereas Brampton's Official Plan designates approximately 600 hectares of land for "Estate Residential" purposes in Toronto Gore that are permitted to be developed for primarily single detached dwellings on lots ranging in area from 1.0 acre to 2.0 acres;

Whereas the Toronto Gore has access to amenities including schools, public facilities, parks and shopping, which sets Toronto Gore apart from estate residential areas in neighbouring communities, such as Caledon, Vaughan and King Township that are much more rural in character; and

Whereas there may be opportunities to add small-scale residential intensification (e.g. lot severances and new housing types) while maintaining the community attributes of the Toronto Gore estate residential area.

Therefore, Be It Resolved That Council direct staff to review and report back on the following:

1. To undertake a Toronto Gore Estate Residential Area Infill and Intensification Study to determine the feasibility of permitting and accommodating small scale residential infill and intensification (including servicing capacity).
2. To provide recommendations on the policy framework, regulations and tools that would be required to ensure the development of compatible lot sizes and housing forms in the established estate residential area.
3. To undertake a comprehensive community engagement program with residents, public agencies and the development industry.

Carried

10. Referred/Deferred Matters

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

Dealt with under Item 7.3 - Recommendation PDC060-2023

11. Correspondence

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

Dealt with under Item 7.3 - Recommendation PDC060-2023

- 11.2 Correspondence re: Application to amend the Official Plan, Zoning By-Law, and Block Plan, Glen Schnarr & Associates Inc. – PAI Realty Inc./IMJ Keystone Holdings Inc., 2247, 2257, 2271 Mayfield Road, Ward 6, File: OZS-2020-0038

Dealt with under Item 7.2 - Recommendation PDC059-2023

12. Councillor Question Period

Nil

13. Public Question Period

Nil

14. Closed Session

Nil

15. Adjournment

The following motion was considered.

PDC063-2023

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, June 5, 2023, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, June 5, 2023

- Members Present: Regional Councillor M. Palleschi - Wards 2 and 6
Deputy Mayor H. Singh - Wards 9 and 10
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
Regional Councillor N. Kaur Brar - Wards 2 and 6
Regional Councillor D. Keenan - Wards 3 and 4
Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor G. Toor - Wards 9 and 10
City Councillor R. Power - Wards 7 and 8
- Members Absent: Mayor Patrick Brown (ex officio)
- Staff Present: Steve Ganesh, Commissioner, Planning Building and Growth Management
Allan Parsons, Director, Development Services
Cindy Hammond, Director, Planning, Building and Growth Management
David Vanderberg, Manager, Planning Building and Economic Development
Angelo Ambrico, Manager, Development Services
Wang Kei (Edwin) Li, Planner, Development Services
Emma De Melo, Planner, Development Services
Arjun Singh, Planner, Development Services
Chinoye Sunny, Planner, Development Services
Andrew Ramsammy, Planner, Development Services
Alex Sepe, Supervisor, Development Services
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Clara Vani, Legislative Coordinator

1. Call to Order

The meeting was called to order at 7:03 p.m. and adjourned at 8:10 p.m.

As this Planning and Development Committee Meeting was conducted with electronic and in-person participation by Members of Council, the meeting started with the City Clerk calling the roll for attendance at the meeting, as follows:

Members present during roll call: Regional Councillor Palleschi (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Keenan, Regional Councillor Brar, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor and City Councillor Power.

Members absent during roll call: Nil

2. Approval of Agenda

PDC064-2023

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

To Withdraw at the request of the Applicant:

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

To Add:

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

4. Tony Eliopokolos, Brampton Resident

5. Inder Chopra, Brampton Resident

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

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

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

2. Sam Sarjeant, Brampton Resident

Carried

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

Nil

4. Consent Motion

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

7.1, 7.2, 11.1 and 11.2

PDC065-2023

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

7.1, 7.2, 11.1 and 11.2

Carried

5. Statutory Public Meeting Reports

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

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

In response to the Chair's query if anyone present would like to see a presentation, no one responded. Therefore, the Chair proceeded to adjourn the public meeting on this item.

The following motion was considered.

PDC066-2023

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

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

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

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

Carried

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

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

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

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

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

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

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

PDC067-2023

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

Carried

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

In response to the Chair's query if anyone present would like to see a presentation, no one responded. Therefore, the Chair proceeded to adjourn the public meeting on this item.

The following motion was considered.

PDC068-2023

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

Carried

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

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

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

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

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

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

Additional comments from a resident included the following:

- support of the proposal

PDC069-2023

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

Carried

6. Public Delegations (5 minutes maximum)

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

Dealt with under Item 5.2 - Recommendation PDC067-2023

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

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

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

Committee discussion on this matter included the following:

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

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

David Charezenko advised Committee of the following:

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

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

- capabilities of servicing in the area
- project anticipated traffic

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

The following motion was introduced.

PDC070-2023

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

Carried

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

Dealt with under Item 5.4 - Recommendation PDC069-2023

7. Staff Presentations and Planning Reports

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

The following motion was approved on consent.

PDC071-2023

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

Carried

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

The following motion was approved on consent.

PDC072-2023

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

Carried

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

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

8. Committee Minutes

Nil

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

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

The following motion was approved on consent.

PDC073-2023

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

Carried

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

The following motion was approved on consent.

Dealt with under Item 5.2 - Recommendation PDC067-2023

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

Dealt with under Item 5.1 - Recommendation PDC066-2023

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

Dealt with under Item 6.2 - Recommendation PDC070-2023

12. Councillor Question Period

Nil

13. Public Question Period

Nil

14. Closed Session

Nil

15. Adjournment

PDC074-2023

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

Carried

Regional Councillor M. Palleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, July 31, 2023

Members Present: Regional Councillor M. Palleschi - Wards 2 and 6
Deputy Mayor H. Singh - Wards 9 and 10
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
Regional Councillor N. Kaur Brar - Wards 2 and 6
Regional Councillor D. Keenan - Wards 3 and 4
Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor G. Toor - Wards 9 and 10
City Councillor R. Power - Wards 7 and 8

Staff Present: Steve Ganesh, Commissioner, Planning Building and Growth Management
Allan Parsons, Director, Development Services
David Vanderberg, Manager, Planning Building and Economic Development
Angelo Ambrico, Manager, Development Services
Francois Hemon-Morneau, Planner, Development Services
Emma De Melo, Planner, Development Services
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Clara Vani, Legislative Coordinator

1. Call to Order

The meeting was called to order at 7.11 p.m. and adjourned at 10:48 p.m.

As this Planning and Development Committee Meeting was conducted with electronic and in-person participation by Members of Council, the meeting started with calling the roll for attendance at the meeting, as follows:

Members present during roll call: Regional Councillor Palleschi (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Toor, Regional Councillor Vicente, Regional Councillor Keenan, Regional Councillor Brar, Regional Councillor Medeiros, Regional Councillor Fortini, and City Councillor Power.

Members absent during roll call: Nil

2. Approval of Agenda

PDC089-2023

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

To add:

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

1. Kulvir Singh Gill, Brampton Resident

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

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

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

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

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

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

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

To withdraw:

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

1. Colin Chung, Glen Schnarr & Associates Inc.

Carried

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

Nil

4. Consent Motion

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

8.1

PDC090-2023

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

8.1

Carried

5. Statutory Public Meeting Reports

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

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

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

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

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

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

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

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

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

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

The following motion was considered.

PDC091-2023

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

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

Carried

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

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

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

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

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

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

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

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

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

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

The following motion was considered.

PDC092-2023

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

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

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

Carried

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

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

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

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

1. Kiran Johal, Brampton Resident

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

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

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

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

The following motion was considered.

PDC093-2023

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

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

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

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

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

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

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

Carried

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

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

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

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

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

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

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

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

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

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

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

The following motion was considered.

PDC094-2023

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

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

Carried

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

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

In response to the Chair's query if anyone present would like to see a presentation, no one responded. Therefore, the Chair proceeded to adjourn the public meeting on this item.

The following motion was considered.

PDC095-2023

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

Carried

6. Public Delegations (5 minutes maximum)

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

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

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

Dealt with under Item 5.4 - Recommendation PDC094-2023

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

Dealt with under Item 5.2 - Recommendation PDC092-2023

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

Dealt with under Item 5.1 - Recommendation PDC091-2023

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

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

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

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

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

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

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

The following motion was considered.

PDC096-2023

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

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

Carried

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

Dealt with under Item 5.3 - Recommendation PDC093-2023

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

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

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

PDC097-2023

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

HB048-2023

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

The recommendations were approved as follows:

HB045-2023

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

HB046-2023

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

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

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

HB047-2023

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

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

HB049-2023

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

HB050-2023

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

Carried

7. Staff Presentations and Planning Reports

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

Dealt with under Item 6.5 - Recommendation PDC096-2023

8. Committee Minutes

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

The following motion was approved on consent.

PDC098-2023

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

The recommendations were approved as follows:

HB033-2023

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

HB034-2023

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

HB035-2023

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

HB036-2023

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

HB037-2023

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

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

HB038-2023

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

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

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

HB039-2023

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

HB040-2023

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

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

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

HB041-2023

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

HB042-2023

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

HB043-2023

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

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

HB044-2022

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

Carried

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

Dealt with under Item 6.7 - Recommendation PDC097-2023

9. **Other Business/New Business**

Nil

10. **Referred/Deferred Matters**

Nil

11. **Correspondence**

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

Dealt with under Item 5.3 - Recommendation PDC093-2023

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

Dealt with under Item 5.2 - Recommendation PDC092-2023

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

Dealt with under Item 6.5 - Recommendation PDC096-2023

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

Dealt with under Item 5.1 - Recommendation PDC091-2023

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

Dealt with under Item 5.5 - Recommendation PDC095-2023

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

Dealt with under Item 5.4 - Recommendation PDC094-2023

12. Councillor Question Period

Nil

13. Public Question Period

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

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

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

14. Closed Session

Nil

15. Adjournment

PDC099-2023

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

Carried

Regional Councillor M. Palleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, July 31, 2023

- Members Present:
- Regional Councillor M. Palleschi - Wards 2 and 6
 - Deputy Mayor H. Singh - Wards 9 and 10
 - Regional Councillor R. Santos - Wards 1 and 5
 - Regional Councillor P. Vicente - Wards 1 and 5
 - Regional Councillor N. Kaur Brar - Wards 2 and 6
 - Regional Councillor D. Keenan - Wards 3 and 4
 - Regional Councillor M. Medeiros - Wards 3 and 4
 - Regional Councillor P. Fortini - Wards 7 and 8
 - Regional Councillor G. Toor - Wards 9 and 10
 - City Councillor R. Power - Wards 7 and 8
 - Mayor Patrick Brown (ex officio)
- Staff Present:
- S. Ganesh, Commissioner, Planning Building and Growth Management
 - Allan Parsons, Director, Development Services
 - David Vanderberg, Manager, Planning Building and Economic Development
 - David DeGroot, Manager, Urban Design
 - Michelle Gervais, Planner, Integrated City Planning
 - Charlotte Gravlev, Deputy City Clerk
 - Clara Vani, Legislative Coordinator

1. Call to Order

The meeting was called to order at 1:02 p.m. and adjourned at 1:41 p.m.

As this Planning and Development Committee Special Meeting was conducted with electronic and in-person participation by Members of Council, the meeting started with roll call for attendance at the meeting, as follows:

Members present during roll call: Regional Councillor Palleschi (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Toor, Regional Councillor Vicente, Regional Councillor Keenan, Regional Councillor Brar, Regional Councillor Medeiros, Regional Councillor Fortini, and City Councillor Power.

Members absent during roll call: Nil

2. Approval of Agenda

PDC075-2023

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

To Defer:

Item 7.4 - Staff Report re: Application to Amend the Zoning By-law, 2820453 Ontario Inc. – Candevcon Limited, North side of Old Castlemore Road, between Clarkway Drive and Highway 50, Ward 10, File: OZS-2022-0020, to the next Planning and Development Committee Meeting of August 28, 2023.

Item 11.2 - Correspondence re: Application to Amend the Zoning By-law, 2820453 Ontario Inc. – Candevcon Limited, North side of Old Castlemore Road, between Clarkway Drive and Highway 50, Ward 10, File: OZS-2022-0020, to the next Planning and Development Committee Meeting of August 28, 2023.

Carried

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

Regional Councillor G. Toor declared a conflict of interest with respect to Item 7.11 as a member of his family owns property that will be affected by the MTSA.

Regional Councillor N. Kaur Brar declared a conflict of interest with respect to Item 7.11 as her family owns property in the downtown area.

Regional Councillor P. Vicente declared a conflict of interest with respect to Item 7.3 as he owns property on the subject street.

4. Consent Motion

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

7.1, 7.2, 7.5, 7.6, 7.7, 7.8, 7.9, and 7.12.

PDC076-2023

That the following items to the Planning and Development Committee Special Meeting of July 31, 2023, be approved as part of the Consent Motion:

7.1, 7.2, 7.5, 7.6, 7.7, 7.8, 7.9, and 7.12.

Carried

5. Statutory Public Meeting Reports

Nil

6. Public Delegations (5 minutes maximum)

Nil

7. Staff Presentations and Planning Reports

7.1 Staff Report re: Supplementary Information on Residential Driveway Widenings – RM 41/2022

The following motion was approved on consent.

PDC077-2023

1. That the Staff Report re: **Supplementary Information on Residential Driveway Widenings – RM 41/2022** to the Planning and Development Committee Meeting of July 31, 2023, be received.

Carried

- 7.2 Staff Report re: Application to Amend the Official Plan, WSP Canada Inc. / Infrastructure Ontario, Northwest and northeast corner of the Tomken Road Highway 407 Overpass, Ward 3, OZS-2021-0027

The following motion was approved on consent.

PDC078-2023

1. That the Staff Report re: **Application to Amend the Official Plan, WSP Canada Inc. / Infrastructure Ontario, Northwest and northeast corner of the Tomken Road Highway 407 Overpass, Ward 3, OZS-2021-0027** to the Planning & Development Committee Meeting of July 31, 2023, be received;
2. That the Official Plan Amendment application submitted by WSP Canada Inc. on behalf of Infrastructure Ontario, as the real estate portfolio manager of His Majesty the King in Right of Ontario as represented by the Minister of Government and Consumer Services (MGCS) be approved on the basis that the application is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City of Brampton Official Plan, and for the reasons set out in this Recommendation Report;
3. That the Official Plan Amendment generally in accordance with the attached Attachment 10 to this report be adopted; and
4. That no further notice or public meeting be required for the attached Official Plan pursuant to Section 22(6.1) of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.3 Staff Report re: Main Street North Development Permit System – Comprehensive Review and Minor Amendment Process - Ward 1

Regional Councillor Vicente, having declared a pecuniary interest in this matter, exited the meeting and did not participate during this item.

Regional Councillor Medeiros inquired how future amendments in regards to the permit system will be incorporated.

Allan Parsons, Director, Development Services, advised that the intent is to apply a reduced fee to development permit system applications that are minor in nature. Larger applications will continue be processed in the regular practice.

The following motion was considered.

PDC079-2023

1. That the Staff Report re: **Main Street North Development Permit System – Comprehensive Review and Minor Amendment Process - Ward 1**, to the Planning and Development Committee Meeting of July 31, 2023, be received;
2. That an amendment to Schedule A of the “Tariff of Fees By-Law with Respect to Planning and Other Municipal Applications” (By-Law 85-96, as amended) to add a fee for a minor amendment process, generally in accordance with the Schedule attached as Attachment 2 be adopted; and
3. That staff be directed to undertake a comprehensive review of the Main Street North Development Permit System Bylaw as part of the Downtown Brampton Secondary Plan Review.

Carried

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

Dealt with (deferred) under Approval of the Agenda - Recommendation PDC075-2023

- 7.5 Staff Report re: City-wide Community Improvement Plan for Office – Tax Increment Equivalent Grant Application for 7500/7510 Financial Drive, Kaneff Properties Limited, Ward 6.

The following motion was approved on consent.

PDC080-2023

1. That the Staff Report re: **City-wide Community Improvement Plan for Office – Tax Increment Equivalent Grant Application for 7500/7510 Financial Drive, Kaneff Properties Limited, Ward 6**, to the Planning and Development Committee meeting of July 31, 2023, be received;
2. That staff move forward with the CIP application for 7500/7510 Financial Drive and the City property tax grant being requested through the TIEG incentive program be approved in principal. The amounts are subject to

change based on the final MPAC assessment and the dissolution of Peel Region in 2025:

3. The total grant amount approximated over ten (10) years representing the tax difference between pre and post-development is \$884,204, of the City property tax portion;
4. The first year of the property tax grant, compensating one hundred percent (100%) of the tax difference is approximately \$160,764;
5. That staff work with the City's Finance and Legal Departments to prepare a financial incentives agreement for the TIEG incentive through the City-wide CIP program for Office Employment;
6. That the City be authorized to sign the financial incentives agreement for the TIEG incentive when the content is satisfactory to Commissioner of Planning, Building and Growth Management or designate and City Treasurer, and in a form acceptable to the City Solicitor or its designate;
7. That staff bring forward a report with the final rebate/grant amount for the TIEG incentive once the applicant provides the City with the MPAC assessment for the office development, and final TIEG payment plan to be approved by Council;
8. That staff include the approved annual payment as part of the annual budget process, pending Council approval; and,
9. That the administration of the program is managed by the Commissioner of Planning, Building and Growth Management.

Carried

- 7.6 Staff Report re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc. – First Gulf Business Park Inc., 535 Steeles Avenue East, Ward 3, File: OZS-2022-0047

The following motion was approved on consent.

PDC081-2023

1. That the Staff Report re: **Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc. – First Gulf Business Park Inc., 535 Steeles Avenue East, Ward 3, File: OZS-2022-0047**, to the Planning and Development Committee Meeting of July 31, 2023, be received;

2. That the application for an Amendment to the Official Plan and Zoning By-law submitted by Glen Schnarr & Associates Inc., on behalf of First Gulf Business Park Inc. (File: OZS-2022-0047) be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendment to the Official Plan generally in accordance with the attached Attachment 10 to this report be adopted;
4. That the amendment to the Zoning By-law generally in accordance with the attached Attachment 11 to this report be adopted; and
5. That no further notice or public meeting be required for the attached Official Plan Amendment, and Zoning By-law Amendment pursuant to Section 22 (6) and Section 34 (10.4) of the Planning Act, R.S.O., as amended.

Carried

7.7 Staff Report re: City-wide Community Improvement Plan for Office – Tax Increment Equivalent Grant Application for 7600 Financial Drive, Kaneff Properties Limited, Ward 6

The following motion was approved on consent.

PDC082-2023

1. That the Staff Report re: **City-wide Community Improvement Plan for Office – Tax Increment Equivalent Grant Application for 7600 Financial Drive, Kaneff Properties Limited, Ward 6** to the Planning and Development Committee Meeting of July 31, 2023, be received;
2. That staff move forward with the CIP application for 7600 Financial Drive and the City property tax grant being requested through the TIEG incentive program be approved in principle. The amounts are subject to change based on the final MPAC assessment and the dissolution of Peel Region in 2025:
 1. The total grant amount approximated over ten (10) years representing the tax difference between pre and post-development is \$220,120, of the City property tax portion;

2. The first year of the property tax grant, compensating one hundred percent (100%) of the tax difference is \$40,022;
3. That staff work with the City's Finance and Legal Departments to prepare a financial incentives agreement for the TIEG Incentive through the City-wide CIP program for Office Employment;
4. That the City be authorized to sign the financial incentives agreement for the TIEG incentive when the content is satisfactory to Commissioner of Planning, Building and Growth Management or designate and City Treasurer, and in a form acceptable to the City Solicitor or its designate;
5. That staff bring forward a report with the final rebate/grant amount for the TIEG incentive once the applicant provides the City with the MPAC assessment for the office development, and final TIEG payment plan to be approved by Council;
6. That staff include the approved annual payment as part of the annual budget process, pending Council approval; and
7. That the administration of the program is managed by the Commissioner of Planning, Building and Growth Management.

Carried

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

The following motion was approved on consent.

PDC083-2023

1. That the Staff Report re: **Application to amend the Zoning By-law, Airport Highway 7 Developments Ltd. c/o Glen Schnarr and Associated Inc., 9125 Airport Road, Ward 8**, to the Planning and Development Committee of July 31, 2023, be received;
2. That the application for Zoning By-law Amendment submitted by Glen Schnarr and Associates Inc. on behalf of Airport Highway 7 Developments Ltd. Ward 8, File: OZS-2023-0012 be approved on the basis that it is consistent with the Provincial Policy Statement, and conforms to A Place to Grow: Growth plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;

3. That the amendment to the Zoning By-law generally in accordance with the attached Attachment 10 to this report be adopted; and
4. That no further notice of public meeting be required for the attached Zoning By-law Amendment as per Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

7.9 Staff Report re: Response to Request for Development Charges Relief from Holland Christian Homes

The following motion was approved on consent.

PDC084-2023

1. That the Staff Report re: **Response to Request for Development Charges Relief from Holland Christian Homes**, to the Planning and Development Committee meeting of July 31, 2023, be received;
2. That the request from Holland Christian Homes regarding waiving the Development Charges for their recently built 160 bed Long Term Care Facility (New Faith Manor) be reviewed;
3. That any development charges waived, to a maximum of \$832,963 be funded from internal borrowing from the applicable Development Charges Reserves with the repayment terms of 10 years at a rate of return consistent with the City's investment portfolio, currently at 3.5% interest;
4. That the remaining \$170,607 of development charges be paid to the City by Holland Christian Homes and deposited to the Development Charges Reserve; and
5. That the annual internal loan repayment amount be included in the 2024 budget submission, subject to Council approval.

Carried

7.10 Staff Presentation re: Reasons and Methodology Behind Pedestrian-Level Wind Studies

David DeGroot, Manager, Urban Design, outlined the reasons for pedestrian-level wind studies and noted that they may be required for development applications submitted under the Planning Act and Brampton Official Plan.

Mr. DeGroot introduced Saba Saneinejad, Associate Principal, RWDI, a wind engineering and environmental consulting company. Ms. Saneinejad provided a presentation entitled, 'Reasons and Methodology Behind Pedestrian-Level Wind Studies', highlighting wind tunnels, importance of pedestrian level wind (PLW) analysis, pedestrian wind levels, guidelines for wind, responsive design, assessment approach, and case studies from recent implementation of PLW.

Regional Councillor Palleschi commented on the importance of completing a wind study on future developments.

The following motion was considered.

PDC085-2023

1. That the Staff Presentation re: **Reasons and Methodology Behind Pedestrian-Level Wind Studies**, to the Planning and Development Committee meeting of July 31, 2023 be received.

Carried

7.11 Staff Report re: "Primary" Major Transit Station Areas – Preliminary Land Use Plans, City-wide

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

Regional Councillor Brar and Regional Councillor Toor, both having declared a pecuniary interest in this matter, exited the meeting and did not participate during this item.

Regional Councillor Palleschi commented that lands zoned for office space in the MTSA should be reviewed for best use possible, and requested amendments to the recommendation as follows:

1. Clause 2 to remove: 'be endorsed in - principle'; and
2. Clause 4 to change: 'September 2023' to 'August 2023'.

The following motion was considered.

PDC086-2023

1. That the Staff Report re: **"Primary" Major Transit Station Areas – Preliminary Land Use Plans**, City-wide, to the Planning and Development Committee meeting of July 31, 2023, be received;
2. That the preliminary land use plans for Brampton's 14 "Primary" Major Transit Station Areas, attached as Appendix 2 to this report, be received;

3. That staff be directed to develop City-initiated Official Plan Amendments substantially in accordance with the preliminary land use plans attached as Appendix 2 to this report, to add Major Transit Station Area policies and land use schedules to the applicable Secondary Plans;
4. That staff be directed to hold a statutory public meeting in August 2023, to provide notice of and to seek feedback on the Major Transit Station Area City-initiated Official Plan Amendments in order to meet Provincial timelines;
5. That the City Clerk be directed to forward a copy of the Recommendation Report and Council resolution to the Region of Peel for information; and
6. That the correspondence re: **“Primary” Major Transit Station Areas – Preliminary Land Use Plans”, City-wide**, to the Planning and Development Committee meeting of July 31, 2023, be received;
 1. Mark Condello, Glen Schnarr & Associates Inc., on behalf of 69 Bramalea Holdings Limited (69 Bramalea)
 2. Andrew Ferancik, WND Associates, on behalf of County Court Centre Ltd., dated July 26, 2023
 3. Andrew Walker, Gagnon Walker Domes, on behalf of Lark Investments, dated July 18, 2023
 4. Marc DeNardis, Gagnon Walker Domes, on behalf of JTS Properties Inc. operating as Maebrook Scott Inc., dated July 17, 2023
 5. Richard Domes, Gagnon Walker Domes, on behalf of Soneil Markham, dated July 18, 2023
 6. Richard Domes, Gagnon Walker Domes, on behalf of Centennial Mall Brampton Ltd. (Davpart), dated July 17, 2023
 7. Marc DeNardis, Gagnon Walker Domes, on behalf of Mario Matteo Silvestro, Guido D'Alesio and 2088205 Ontario Ltd., dated July 17, 2023
 8. Richard Domes, Gagnon Walker Domes, on behalf of Soneil Mississauga Inc. and Soneil Oakville Inc., dated July 18, 2023
 9. Marc DeNardis, Gagnon Walker Domes, on behalf of 16 Lisa Street Ltd., dated July 17, 2023
 10. Andrew Walker, Gagnon Walker Domes, on behalf of Manga (Queen) Inc., dated July 18, 2023

11. Richard Domes, Gagnon Walker Domes, on behalf of Amexon Holdings Ltd., dated July 17, 2023
12. Andrew Walker, Gagnon Walker Domes, on behalf of Starbank Developments 285 Corp., dated July 17, 2023
13. Andrew Walker, Gagnon Walker Domes, on behalf of 23 Railroad Inc., 17595031 Railroad ME Inc., and 5519273548 Railroad ME Inc., dated July 17, 2023
14. Andrew Walker, Gagnon Walker Domes, on behalf of Candeco Realty Limited, dated July 20, 2023
15. Jonathan Rodger, Zelinka Priamo Ltd., on behalf of Canadian Tire Corporation Limited, dated July 26, 2023
16. Gerry Tchisler, MHBC, on behalf of Morguard Corporation, dated July 27, 2023
17. Jennifer Staden, Glen Schnarr and Associates Inc., on behalf of Crestpoint Real Estate Investments Ltd., dated July 27, 2023
18. Carmen Jandu, Arcadis Inc., on behalf of LEV Living, dated July 27, 2023
19. Maurizio Rogato, Blackthorn Development Corp., on behalf of Sugrim Enterprises Inc., dated July 28, 2023
20. Colin Chung, Glen Schnarr and Associates Inc., on behalf of 2548859 Ontario Ltd., 2571340 Ontario Ltd., and 2 Mill Inc., dated July 28, 2023
21. Lauren Capilongo, Malone Given Parsons Ltd., on behalf of TACC Holborn (Block 140) Inc., dated July 28, 2023
22. Lincoln Lo, Malone Given Parsons, on behalf of Greenwin Corp and Sweeney Holdings Inc., dated July 28, 2023
23. Colin Chung, Glen Schnarr and Associates Inc., on behalf of 1493951 Ontario Inc., dated July 27, 2023
24. Jenna Thibault, Weston Consulting, on behalf of Bovaird Commercial Centre Ltd., dated July 27, 2023
25. J. Craig Hunter, Triage Development Corp., on behalf of Amdev Property Group, dated July 28, 2023
26. Keith MacKinnon, KLM Planning Partners Inc., on behalf of Metrus Central Properties, dated July 28, 2023

27. Maurizio Rogato, Blackthorn Development Corp., on behalf of 55, 57, 59, 61, 63 and 65 Park Street, dated July 28, 2023

28. Alexander Suriano, Aird Berlis, on behalf of Hillside TO Properties Inc., dated July 31, 2023

Carried

7.12 Staff Presentation re: City Comment on Natural Heritage Policy within the Proposed Provincial Planning Statement, 2023

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

The following motion was approved on consent.

PDC087-2023

1. That the Staff Presentation re: **City Comment on Natural Heritage Policy within the Proposed Provincial Planning Statement, 2023**, to the Planning and Development Committee Meeting of July 31, 2023, be received; and
2. That the correspondence re: **City Comment on Natural Heritage Policy within the Proposed Provincial Planning Statement, 2023**, to the Planning and Development Committee Meeting of July 31, 2023, be received;
 1. Steve Ganesh, Commissioner Development Services, City of Brampton

Carried

8. **Committee Minutes**

Nil

9. **Other Business/New Business**

Nil

10. **Referred/Deferred Matters**

Nil

11. **Correspondence**

- 11.1 Correspondence re: City Comment on Natural Heritage Policy within the Proposed Provincial Planning Statement, 2023

Dealt with under Item 7.12 - Recommendation PDC087-2023

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

Dealt with (deferred) under Approval of the Agenda - Recommendation PDC075-2023

- 11.3 Correspondence re: "Primary" Major Transit Station Areas – Preliminary Land Use Plans, City-wide

Dealt with under Item 7.11 - Recommendation PDC086-2023

12. Councillor Question Period

Nil

13. Public Question Period

Sylvia Roberts, Brampton Resident, inquired, whether the development is in line with the MTSA and whether the MTSA would accommodate intensification as set out by the Province, for example, in the City's Downtown core.

Michelle Gervais, Planner, Integrated City Planning, advised the location in the Downtown core is a Heritage property and the City will relook at implementing higher density in that area. City of Brampton MTSA locations are beyond the targets prescribed by the Province and MTSA corridors are the key focus area for intensification.

14. Closed Session

Nil

15. Adjournment

The following motion was considered.

PDC088-2023

That the Planning and Development Committee Special Meeting do now adjourn to meet again for a Regular Meeting on Monday, July 31, 2023, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, August 28, 2023

Members Present: Deputy Mayor H. Singh - Wards 9 and 10
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
Regional Councillor N. Kaur Brar - Wards 2 and 6
Regional Councillor D. Keenan - Wards 3 and 4
Regional Councillor M. Medeiros - Wards 3 and 4 (*arrived late - 7:35 p.m.*)
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor G. Toor - Wards 9 and 10
City Councillor R. Power - Wards 7 and 8

Members Absent: Regional Councillor M. Palleschi - Wards 2 and 6 (*personal*)

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

1. Call to Order

The meeting was called to order at 7:00 p.m. and adjourned at 8:55 p.m.

As this Planning and Development Committee Meeting was conducted with electronic and in-person participation by Members of Council, the meeting started with calling the roll for attendance at the meeting, as follows:

Members present during roll call: Deputy Mayor Singh (Chair), Regional Councillor Santos, Regional Councillor Toor, Regional Councillor Vicente, Regional Councillor Keenan, Regional Councillor Brar, Regional Councillor Medeiros (arrived late - 7:35 p.m.), Regional Councillor Fortini, and City Councillor Power.

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

2. Approval of Agenda

PDC100-2023

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

To add:

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

32. Marshall Smith, KLM Planning Partners, on behalf of Forestide Estates Inc., dated August 28, 2023

Carried

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

Nil

4. Consent Motion

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

(11.1)

The following motion was considered:

PDC101-2023

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

11.1

Carried

5. Statutory Public Meeting Reports

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

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

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

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

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

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

1. Andrew Ferancik, WND Associates

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

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

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

The following motion was considered.

PDC102-2023

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

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

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

Carried

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

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

Simran Sandhu, Advisor, Special Projects, Planning, Building and Growth Management, presented an overview of the application that included location overview, area context, site photos, development proposal, planning framework

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

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

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

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

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

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

The following motion was considered.

PDC103-2023

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

Carried

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

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

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

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

The following motion was considered.

PDC104-2023

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

Carried

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

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

The following motion was considered.

PDC105-2023

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

Carried

6. Public Delegations (5 minutes maximum)

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

Dealt with under Item 5.3 - Recommendation PDC104-2023

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

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

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

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

1. Marshall Smith, KLM Planning Partners Inc.
2. Ramaljit Sandhu, Brampton Resident
3. Rohit Dewan, Brampton Resident
4. Jasbir Singh, Brampton Resident
5. Deepi Purba, Brampton Resident

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

- privacy
- noise
- shadowing effect on homes in the vicinity
- environmental effect on the surrounding area
- effect on neighbouring public infrastructures
- sustainability score and long term sustainability
- opposition to the high-rise portion of the development
- alignment with provincial mandate to build more homes
- request for a complete and updated traffic impact study

- traffic congestion and lack of transit availability

In response to questions from Committee, staff provided details on the sustainability score of the application, comments from neighbouring public infrastructures, and possible employment opportunities. Staff commented they will be working with the applicant on the concerns raised by residents in regards to the sustainability score.

Note: Later in the meeting, the motion was reopened and amended by Councillor Vicente to add paragraph 9.

The following motion was considered.

PDC106-2023

1. That the Staff Report re: **Application to Amend the Official Plan and Zoning By-law, KLM Planning Partners Inc. c/o Cal-Markell Developments Inc., 1724 and 1730 Queen Street West, Ward 5, File: OZS-2022-0038** to the Planning and Development Committee of August 28, 2023, be received;
2. That the Official Plan and Zoning By-law Amendment application submitted by KLM Planning Partners Inc. on behalf of Cal-Markell Developments Inc. be approved, with modifications, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conform to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, for the reasons set out in this Recommendation Report;
3. That the amendment to the Official Plan generally in accordance with the attached Attachment 10 to this report be adopted;
4. That the amendment to the Zoning By-law, generally in accordance with the attached Attachment 11 to this report, be adopted;
5. That the implementing by-laws be forwarded to Council for enactment only when the Functional Servicing Report for the Springbrook Tertiary Plan and Environmental Site Assessments have been advanced appropriately to the satisfaction of the Commissioner of Planning, Building and Growth Management; and,
6. That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22 and Section 34 of the *Planning Act*, R.S.O. c.P. 13, as amended.

7. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, KLM Planning Partners Inc. c/o Cal-Markell Developments Inc., 1724 and 1730 Queen Street West, Ward 5, File: OZS-2022-0038 to the Planning and Development Committee of August 28, 2023, be received;

1. Marshall Smith, KLM Planning Partners Inc.
2. Ramaljit Sandhu, Brampton Resident
3. Rohit Dewan, Brampton Resident
4. Jasbir Singh, Brampton Resident
5. Deepi Purba, Brampton Resident

8. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, KLM Planning Partners Inc. c/o Cal-Markell Developments Inc., 1724 and 1730 Queen Street West, Ward 5, File: OZS-2022-0038 to the Planning and Development Committee of August 28, 2023, be received;

1. Andrew Orr, on behalf of Springbrook Community, dated August 22, 2023.
2. Alex Lusty, Davies Howe LLP, on behalf of Crystal Homes (Wildflowers) Corporation, dated August 28, 2023

9. That staff be directed to work with the Applicant to obtain at least a Silver sustainability score as part of the site plan process.

Carried

6.3 Delegation re: Major Transit Station Areas (MTSAs), Draft Brampton Plan Policies, City-wide

Dealt with under Item 5.1 - Recommendation PDC102-2023

6.4 Delegation re: Staff Report re: Application to amend the Official Plan and Zoning By-law, 12768500 Canada Inc. c/o Weston Consulting, 11937 Goreway Drive and 6539 Mayfield Road, Ward 10, File: OZS-2021-0045

Raj Khanuja, Property Owner, was in attendance and withdrew his delegation.

(See Item 7.2)

- 6.5 Delegation re: City-Initiated Zoning By-law Amendment, 5556, 5600 and 5620 Countryside Drive, Ward 10

Dealt with under Item 5.2 - Recommendation PDC103-2023

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: Application to Amend the Official Plan, Calloway REIT (Bramport) Inc. c/o SmartCentres REIT, 2959-2989 Bovaird Drive East & 9960-9990 Airport Road, Ward 8, File: OZS-2022-0039

In response to questions from Committee, staff provided clarification on the purpose of the application and the standard process for such applications.

Committee suggested the item be referred back to staff for further consideration.

The following motion was considered.

PDC107-2023

That the Staff Report re: **Application to Amend the Official Plan, Calloway REIT (Bramport) Inc. c/o SmartCentres REIT, 2959-2989 Bovaird Drive East & 9960-9990 Airport Road, Ward 8, File: OZS-2022-0039**, to the Planning and Development Committee of August 28, 2023, be **referred** back to staff for further consideration.

Carried

- 7.2 Staff Report re: Application to amend the Official Plan and Zoning By-law, 12768500 Canada Inc. c/o Weston Consulting, 11937 Goreway Drive and 6539 Mayfield Road, Ward 10, File: OZS-2021-0045

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

Regional Councillor Toor expressed his support for the application.

The following motion was considered.

PDC108-2023

1. That the staff report re: **Application to amend the Official Plan and Zoning By-law, 12768500 Canada Inc. c/o Weston Consulting, 11937 Goreway Drive and 6539 Mayfield Road, Ward 10, File: OZS-2021-0045** to the Planning and Development Committee of August 28, 2023, be received;

2. That the application for Official Plan Amendment and Zoning By-law Amendment submitted by Weston Consulting on behalf of 12768500 Canada Inc. Ward 10, File: OZS-2021-0045 be approved on the basis that it is consistent with the Provincial Policy Statement, and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendments to the Official Plan generally in accordance with the attached Attachment 12 to this report be adopted;
4. That the amendments to the Zoning By-law generally in accordance with the attached Attachment 13 to this report be adopted;
5. That no further notice of public meeting be required for the attached Official Plan Amendment as per Section 22(6.1) and 34(10.4) of the Planning Act, R.S.O. c.P. 13, as amended;
6. That the following correspondence re: Application to amend the Official Plan and Zoning By-law, 12768500 Canada Inc. c/o Weston Consulting, 11937 Goreway Drive and 6539 Mayfield Road, Ward 10, File: OZS-2021-0045 to the Planning and Development Committee of August 28, 2023, be received:
 1. John Bains, Brampton Resident, dated August 3, 2023.

Carried

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

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

Regional Councillor Toor requested an amendment to the staff recommendation to include the following clause:

That prior to the Zoning By-law amendment coming forward for enactment, a Holding Provision be added to the By-law that requires portions of Old Castlemore Road, East of the Rainbow Creek Corridor to Regional Road 50, be rebuilt to the City's Industrial Road Standard (Class A Standard).

The motion, in its entirety, was considered as follows.

PDC0109-2023

1. That the staff report re: **Application to Amend the Zoning By-law, 2820453 Ontario Inc. – Candevcon Limited, North side of Old Castlemore Road, between Clarkway Drive and Highway 50, Ward 10, File: OZS-2022-0020**, to the Planning and Development Committee Meeting of August 28, 2023, be received;
2. That Application to Amend the Zoning By-law submitted by Candevcon Limited. on behalf of 2820453 Ontario Inc., File: OZS-2022-0020, be endorsed, on the basis that it represents good planning, including that it is consistent with the Planning Act, and for the reasons set out in the Planning Recommendation Report, dated July 12, 2023;
3. That the amendment to the Zoning By-law generally in accordance with the by-law attached as Attachment 10 of this report be adopted;
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 22(6.1) and Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended; and
5. That the correspondence re: Application to Amend the Zoning By-law, 2820453 Ontario Inc. – Candevcon Limited, North side of Old Castlemore Road, between Clarkway Drive and Highway 50, Ward 10, File: OZS-2022-0020, to the Planning and Development Committee Meeting of August 28, 2023, be received:
 1. Mark Condello, Glenn Schnarr & Associates Inc., on behalf of 47-1 Country Properties Limited and Castlemore Country Properties Ltd. (Country Homes) dated July 24, 2023.
6. That prior to the Zoning By-law amendment coming forward for enactment, a Holding Provision be added to the By-law that requires portions of Old Castlemore Road, East of the Rainbow Creek Corridor to Regional Road 50, be rebuilt to the City's Industrial Road Standard (Class A Standard).

Carried

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

Dealt with under Item 6.2 - Recommendation PDC106-2023

8. Committee Minutes

Nil

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence from Mayor Annette Groves, Town of Caledon, to Premier Doug Ford, dated June 29, 2023, re. Illegal Land Use Enforcement Update

The following motion was approved on consent.

PDC110-2023

1. That the following correspondence re: **Correspondence from Mayor Annette Groves, Town of Caledon, to Premier Doug Ford, dated June 29, 2023, re. Illegal Land Use Enforcement Update** to the Planning and Development Committee Meeting of August 28, 2023, be received.

Carried

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

Dealt with under Item 7.3 - Recommendation PDC109-2023

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

Dealt with under Item 6.2 - Recommendation PDC106-2023

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

Dealt with under Item 5.1 - Recommendation PDC102-2023

- 11.5 Correspondence re: Application to amend the Official Plan and Zoning By-law, 12768500 Canada Inc. c/o Weston Consulting, 11937 Goreway Drive and 6539 Mayfield Road, Ward 10, File: OZS-2021-0045

Dealt with under Item 7.2 - Recommendation PDC108-2023

12. Councillor Question Period

Nil

13. Public Question Period

Samir Shah, Brampton Resident, inquired regarding the following:

- sustainability
- acquiring a consolidated report on all ongoing developments along Queen Street West, between Mississauga Road and Chinguacousy Road
- acquiring a 360 degree aerial view of the proposed sight line
- how the dissolution of Peel Region will affect service levels
- working collaboratively with the Public

Staff commented that they will engage in discussions with the resident to address concerns raised.

14. Closed Session

Nil

15. Adjournment

The following motion was considered.

PDC111-2023

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, September 11, 2023, at 7:00 p.m. or at the call of the Chair.

Carried

Deputy Mayor H. Singh, Chair



BRAMPTON

Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, September 11, 2023

Members Present:	Regional Councillor M. Palleschi - Wards 2 and 6 Deputy Mayor H. Singh - Wards 9 and 10 Regional Councillor R. Santos - Wards 1 and 5 Regional Councillor P. Vicente - Wards 1 and 5 Regional Councillor N. Kaur Brar - Wards 2 and 6 Regional Councillor D. Keenan - Wards 3 and 4 Regional Councillor M. Medeiros - Wards 3 and 4 Regional Councillor P. Fortini - Wards 7 and 8 Regional Councillor G. Toor - Wards 9 and 10 City Councillor R. Power - Wards 7 and 8
Staff Present:	Steve Ganesh, Commissioner, Planning Building and Growth Management Allan Parsons, Director, Development Services Henrik Zbogor, Director, Integrated City Planning Shannon Brooks, Manager, Official Plan & Growth Management Angelo Ambrico, Manager, Development Services Emma De Melo, Planner, Development Services Wang Kei (Edwin) Li, Planner, Development Services Peter Fay, City Clerk Charlotte Gravlev, Deputy City Clerk Gagandeep Jaswal, Legislative Coordinator

1. Call to Order

The meeting was called to order at 7:01 p.m. and adjourned at 8:13 p.m.

As this Planning and Development Committee Meeting was conducted with electronic and in-person participation by Members of Council, the meeting started with calling the roll for attendance at the meeting, as follows:

Members present during roll call: Regional Councillor Palleschi, Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Toor, Regional Councillor Vicente, Regional Councillor Keenan, Regional Councillor Brar, Regional Councillor Medeiros, Regional Councillor Fortini, and City Councillor Power.

Members absent during roll call: Nil

2. Approval of Agenda

PDC112-2023

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

To add:

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

3. Sylvia Menezes Roberts, Brampton Resident

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

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

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

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

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

To withdraw

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

Shayista Muzaffar and Yasir Nowshahri, Brampton Residents

Carried

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

Nil

4. Consent Motion

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

7.1 and 7.3

The following motion was considered:

PDC113-2023

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

7.1 and 7.3

Carried

5. Statutory Public Meeting Reports

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

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

Edwin Li, Planner, Development Services, presented an overview of the application that included location overview, area context, site photos, development proposal, planning framework summary, official plan designation, secondary plan designation, block plan designation, zoning by-law, zoning by-law amendment, issues and opportunities, and current status and next steps.

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

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

1. Sukhi Mahal, Brampton Resident

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

- increased traffic

- insufficient facilities in the surrounding area to support new units

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

The following motion was considered.

PDC114-2023

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

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

Carried

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

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

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

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

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

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

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

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

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

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

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

The following motion was considered.

PDC115-2023

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

Carried

6. Public Delegations (5 minutes maximum)

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

Dealt with under Item 5.1 - Recommendation PDC114-2023

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

Dealt with under Item 5.2 - Recommendation PDC115-2023

7. Staff Presentations and Planning Reports

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

The following motion was approved on consent.

PDC116-2023

1. That the report from Harjot Sra, Development Planner, Development Services to the Planning and Development Committee of September 11, 2023, re: **Recommendation Report re: Application to amend the Official Plan and Zoning By-Law, Navjot Dhami and 1000446904 Ontario Ltd. c/o King Consultants Inc., 10209 Bramalea Road, Ward 9, File: OZS-2023-0026**, be received;
2. That the application for Official Plan Amendment and Zoning By-law Amendment submitted by King Consulting on behalf of Navjot Dhami & 1000446904 Ontario Ltd. Ward 9, File: OZS-2023-0026 be approved on the basis that it is consistent with the Provincial Policy Statement, and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendments to the Official Plan generally in accordance with the attached Attachment 8 to this report be adopted;
4. That the amendments to the Zoning By-law generally in accordance with the attached Attachment 9 to this report be adopted; and
5. That no further notice of public meeting be required for the attached Official Plan Amendment as per Section 22(6.1) and 34(10.4) of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

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

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

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

Committee discussion included clarification in regards to potential interest charges.

The following motion was considered.

PDC117-2023

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

Carried

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

The following motion was approved on consent.

PDC118-2023

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

8. **Committee Minutes**

Nil

9. **Other Business/New Business**

Nil

10. **Referred/Deferred Matters**

Nil

11. **Correspondence**

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

Dealt with under Item 5.2 - Recommendation PDC115-2023

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

Dealt with under Item 5.1 - Recommendation PDC114-2023

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

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

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

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

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

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

The following motion was introduced.

PDC119-2023

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

Carried

12. Councillor Question Period

Nil

13. Public Question Period

Jasbir Singh, Brampton Resident, inquired regarding the following:

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

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

14. Closed Session

Nil

15. Adjournment

PDC120-2023

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

Carried

Regional Councillor M. Palleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, September 25, 2023

Members Present: Regional Councillor M. Palleschi - Wards 2 and 6
Deputy Mayor H. Singh - Wards 9 and 10
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
Regional Councillor N. Kaur Brar - Wards 2 and 6
Regional Councillor D. Keenan - Wards 3 and 4
Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor G. Toor - Wards 9 and 10
City Councillor R. Power - Wards 7 and 8

Staff Present: Steve Ganesh, Commissioner, Planning Building and Growth Management
Allan Parsons, Director, Development Services
Jeffrey Humble, Manager, Policy Planning
David Vanderberg, Manager, Planning Building and Economic Development
Henrik Zbogar, Director, Integrated City Planning
Shannon Brooks, Manager, Official Plan & Growth Management
Claudia LaRota, Principal Planner/Supervisor, Integrated City Planning
Angelo Ambrico, Manager, Development Services
Samantha Dela Pena, Planner, Development Services
Simran Sandhu, Advisor, Special Projects
Emma De Melo, Planner, Development Services
Nicole Hanson, Planner, Development Services
Arjun Singh, Planner, Development Services
Chinoye Sunny, Planner, Development Services
Neil Chadda, Planner, Integrated City Planning
Tristan Costa, Planner, Integrated City Planning
Peter Fay, City Clerk

1. Call to Order

The meeting was called to order at 7:00 p.m. and adjourned at 9:14 p.m.

As this Planning and Development Committee Meeting was conducted with electronic and in-person participation by Members of Council, the meeting started with calling the roll for attendance at the meeting, as follows:

Members present during roll call: Regional Councillor Palleschi, Regional Councillor Santos, Regional Councillor Toor, Regional Councillor Vicente, Regional Councillor Keenan, Regional Councillor Medeiros, Regional Councillor Fortini, and City Councillor Power.

Members absent during roll call: Deputy Mayor Singh (arrived late - 7:04 p.m.), Regional Councillor Brar (arrived late - 7:04 p.m.)

2. Approval of Agenda

PDC121-2023

That the agenda for the Planning and Development Committee Meeting of September 25, 2023, be approved, as amended, as follows:

To add:

Item 6.5 re: Item 7.5 - Application for Temporary Zoning By-law Amendment, Sutharsan & Family Holdings – Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-2023-0006

1. Mark Condello, Glen Schnarr and Associates Inc., on behalf of an adjacent property owner

Item 11.6 re: Item 7.7 - City-Initiated Zoning By-law Amendment, 5556, 5600 and 5620 Countryside Drive, Ward 10

1. Melissa Winch, Cassels Brock and Blackwell LLP, on behalf of M. Di Biase, property owner of 5620 Countryside Drive, dated September 28, 2023

Item 11.5 – re: Item 5.2 - Application to Amend the Zoning By-law, Blackthorn Development Corp. on behalf of Falcon Investment Group Inc., 11462 Coleraine Drive, Ward 10, File: OZS-2023-0029

3. Kevin Dhiman
4. Gavin Chahil
5. Jagdip Kaur
6. Andy Grewal/Sunny Dhesi
7. Jassica Binopal

Carried

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

Nil

4. Consent Motion

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

(7.1, 7.3, 7.4, and 11.2)

The following motion was considered:

PDC122-2023

That the following items to the Planning and Development Committee Meeting of September 25, 2023, be approved as part of Consent:

7.1, 7.3, 7.4, and 11.2.

Carried

5. Statutory Public Meeting Reports

- 5.1 Staff Presentation re: Application to Amend the Zoning By-law, Hampton Development Corp and SGL Planning & Design Inc., 241 Queen Street East, Ward 3, File: OZS-2023-0021

Item 6.2 was brought forward and dealt with at this time.

Nicole Hanson, Planner, Development Services, presented an overview of the application that included location overview, area context, site photos, development proposal, planning framework summary, official plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, issues and considerations, and current status.

David Riley, Planner, on behalf of Hampton Development Corp., presented an overview of the application that included site location, surrounding area, land use designations, secondary plan designation, existing transportation, housing context, planned transportation, and development proposal.

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

1. Sylvia Roberts, Brampton Resident

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

- proposal of excessive parking spaces which can lead to increased traffic congestion
- impracticality of the proposed bike parking
- insufficient consideration of transit availability

The following motion was considered.

PDC123-2023

1. That the presentation titled: **Application to Amend the Zoning By-law, Hampton Development Corp and SGL Planning & Design Inc., File No.: OZS-2023-0021, 241 Queen Street East, Ward 3** to the Planning and Development Committee meeting of September 25th, 2023, be received; and
2. That the following delegations re: Staff Presentation re: Application to Amend the Zoning By-law, Hampton Development Corp and SGL Planning & Design Inc., 241 Queen Street West, Ward 3, File: OZS-2023-0021 to the Planning and Development Committee meeting of September 25th, 2023, be received:
 1. David Riley, Mauro Peverini and Berardo Graziani, on behalf of Hampton Development Corp.
 2. Sylvia Roberts, Brampton Resident

Carried

- 5.2 Staff Presentation re: Application to Amend the Zoning By-law, Blackthorn Development Corp. on behalf of Falcon Investment Group Inc., 11462 Coleraine Drive, Ward 10, File: OZS-2023-0029

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

In response to the Chair's inquiry if anyone present would like to see a presentation, or delegate to this item, no one responded.

The following motion was considered.

PDC124-2023

1. That the presentation titled: **Application to Amend the Zoning By-law, Blackthorn Development Corp. on behalf of Falcon Investment Group Inc., File: OZS-2023-0029, 11462 Coleraine Drive, Ward 10**, to the Planning and Development Committee meeting of September 25, 2023, be received; and
2. That the following correspondence re: Application to Amend the Zoning By-law, Blackthorn Development Corp. on behalf of Falcon Investment Group Inc., 11462 Coleraine Drive, Ward 10, File: OZS-2023-0029 to the Planning and Development Committee Meeting of September 25, 2023, be received:
 1. Satyen Pandey, Brampton Resident, dated September 25, 2023
 2. Rubal, Brampton Resident, dated September 25, 2023
 3. Kevin Dhiman, Brampton Resident, dated September 25, 2023
 4. Gavin Chahil, Brampton Resident, dated September 25, 2023
 5. Jagdip Kaur, Brampton Resident, dated September 25, 2023
 6. Andy Grewal/Sunny Dhesi, Brampton Resident, dated September 25, 2023
 7. Jassica Binepal, Brampton Resident, dated September 25, 2023

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation from Deborah Kusturin, Brampton Resident, on behalf of residents of Donwoods Court, re: Parcel "C" of Flintshire Building Group Corp. (Castlemore Golf Course and Country Club) - OLT-22-001935 (Formerly PL170607, PL170608 and PL170609)

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

1. Deborah Kusturin, Brampton Resident, on behalf of residents of Donwoods Court

Concerns from the resident included the following:

- excessive traffic, noise, and dirt as a result of ongoing construction and development is disruptive to the community
- inadequate notice from the City and the developer advising affected residents of the changes being made to the area
- consideration of traffic calming measures
- who will be responsible for the repair of the street once construction is complete
- consideration of ways to mitigate impact of new subdivision construction

Committee considered the comments and concerns and requested that staff work with the residents and Councillors to address the concerns raised.

The following motion was considered.

PDC125-2023

That the delegation from Deborah Kusturin, Brampton Resident, on behalf of residents of Donwoods Court, re: **Parcel "C" of Flintshire Building Group Corp. (Castlemore Golf Course and Country Club) - OLT-22-001935 (Formerly PL170607, PL170608 and PL170609)**, to the Planning and Development Committee Meeting of September 25, 2023, be received.

Carried

- 6.2 Delegations re: Application to Amend the Zoning By-law, Hampton Development Corp and SGL Planning & Design Inc., 241 Queen Street West, Ward 3, File: OZS-2023-0021

Dealt with under Item 5.1 - Recommendation PDC123-2023

- 6.3 Delegations re: City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5

Dealt with under Item 7.2 - Recommendation PDC129-2023

- 6.4 Delegation re: Application to Amend the Zoning By-Law, Weston Consulting - 253 Queen Street Inc., 253 Queen Street East, Ward 3, File: C02E05.036

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

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

1. Ian Andres, Goodmans LLP, legal counsel to the property owner

Committee consideration of the matter included the following requests from the delegate:

- that the City revise the zoning amendment before it is brought forward to Council for approval, to remove the phase 1 holding provision and instead apply a provision which would prohibit land use until necessary servicing is in place
- that the City consider entering into a servicing agreement with the property owner to ensure compliance

A motion was introduced to refer this matter to the next regular Council meeting.

The following motion was considered.

PDC126-2023

1. That the following be **referred** to Council:
 1. Item 7.6. - Staff Report re: **Application to Amend the Zoning By-Law, Weston Consulting - 253 Queen Street Inc., 253 Queen Street East, Ward 3, File: C02E05.036**; and
 2. That the following delegation re: Application to Amend the Zoning By-Law, Weston Consulting - 253 Queen Street Inc., 253 Queen Street East, Ward 3, File: C02E05.036, to the Planning and Development Committee Meeting of September 25, 2023, be received:
 1. Ian Andres, Goodmans LLP.

Carried

- 6.5 Delegation re. Item 7.5 - Staff Report re: Application for Temporary Zoning By-law Amendment, Sutharsan & Family Holdings – Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-2023-0006:

Item 7.5 was brought forward and dealt with at this time.

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

1. Mark Condello, Glen Schnarr and Associates Inc., on behalf of an adjacent property owner

Committee consideration of the matter included the following requests from the delegate:

- that the City defer this item to allow the client to work with staff and the applicant and ensure their concerns are addressed
- the holding provision on this application

A motion was introduced to defer the matter.

The following motion was considered.

PDC127-2023

1. That the following item be **deferred** until staff has had the opportunity to work with the applicant:
 1. Item 7.5. - Staff Report re: **Application for Temporary Zoning By-law Amendment, Sutharsan & Family Holdings – Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-2023-0006**; and
 2. That the following delegation re: Application for Temporary Zoning By-law Amendment, Sutharsan & Family Holdings – Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-2023-0006, to the Planning and Development Committee Meeting of September 25, 2023, be received:
 1. Mark Condello, Glen Schnarr and Associates Inc., on behalf of an adjacent property owner.

Carried

7. Staff Presentations and Planning Reports

- 7.1 ^ Staff Report re: Application to Amend the Zoning By-law, Bousfields Inc. – Dream Industrial LP, 0, 5200 Countryside Drive, Ward 10, OZS-2022-0029

The following motion was approved on consent.

PDC128-2023

1. That the report from Emma De Melo, Development Planner, Development Services to the Planning and Development Committee Meeting of

September 25th, 2023, re: **Recommendation Report**, Application to Amend the Zoning By-law, **Bousfields Inc. – Dream Industrial LP, 0, 5200 Countryside Drive, Ward 10**, be received;

2. That the Application to amend the Zoning By-law, submitted by Bousfields Inc. – Dream Industrial LP, 0, 5200 Countryside Drive, Ward 10, File Number OZS-2022-0029, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and confirms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan for the reasons set out in this report;
3. That the amendment to the Zoning By-law, generally in accordance with the by-law attached as Attachment 11 of this report be adopted; and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

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

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

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

1. Satinder Malhotra, Brampton Resident, [Audio/Video Delegation](#)
2. Jackie Chiesa, Brampton Resident
3. Ramaljit Sandhu, Brampton Resident
4. Deepi Purba, Brampton Resident, [Audio/Video Delegation](#)
5. Samir Shah, Brampton Resident
6. Jasbir Singh, Brampton Resident
7. David McKay, MHBC Planning

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

- inadequate infrastructure to support higher density

- absence of essential services in the vicinity
- incompatibility with the surrounding area
- traffic congestion and lack of transit services in the area
- environmental and sustainability concerns
- lack of public consultation and communication with residents
- consideration of well-being of residents in the area

In response to questions from Committee, staff provided details of the comprehensive functional servicing report undertaken in collaboration with all known developers in the area. Staff noted the report addressed the following:

- resident concerns
- changes made to the tertiary plan and impact on residents
- recent provincial legislation regarding exclusionary zoning
- how the policy allows for flexibility and regard to both existing neighbourhood characteristics and provincial legislation

Staff also responded to clarifying questions from Council in regards to an environmental assessment currently underway by Metrolinx.

Committee reiterated that the City was being directed by the provincial government with respect to intensification. Both staff and Council are working to achieve the right balance with respect to appropriate locations for such developments.

The following motion was considered.

PDC129-2023

1. That the report from Neil Chadda, Policy Planner II, Integrated City Planning to the Planning and Development Committee, to the Planning and Development Committee Meeting of September 25, 2023, re: **Supplementary Report – City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5**, be received;
2. That the report from Neil Chadda, Policy Planner II, Integrated City Planning to the Planning and Development Committee, re: **Recommendation Report – City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5**, dated

January 16, 2023, and presented at the May 3, 2023 City Council meeting (Attachment 3), be received;

3. That the City-initiated Official Plan Amendment be approved, on the basis that it represents good planning for the reasons set out in this report, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan;
4. That the revised Official Plan Amendment, which is generally in accordance with Attachment - 9 to this report, be adopted; subject to the following amendment:

Whereas Council recognizes the efforts that staff have made on this tertiary plan – it has brought clarity around key issues such as servicing and built form and height; and

Whereas Council also recognizes that the province and federal government are addressing the housing crisis through intensification – whether it be building along our transit corridors or including three ARUs as-of-right on residential lots;

Therefore be it resolved that:

Staff be directed to amend Schedule SP45(b) of the Springbrook Tertiary Plan to implement a “Low Density Residential” designation with an appropriate depth along the periphery of the Tertiary Plan and adjacent to existing residential neighbourhoods not intended to be redeveloped, in order to ensure consistency with the overall character of the Springbrook Area and allow for context sensitive design to be applied in the review of development applications;

5. That approval of development applications and accompanying By-laws in the Springbrook Tertiary Plan area be withheld until the remaining conditions of the joint and comprehensive Functional Servicing Report (FSR) have been addressed to the satisfaction of the Commissioner of Planning, Building and Growth Management;
6. That the following delegations re: City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5 to the Planning and Development Committee Meeting of September 25, 2023, be received; and
 - a. Satinder Malhotra, Brampton Resident, Audio/Video Delegation
 - b. Jackie Chiesa, Brampton Resident
 - c. Ramaljit Sandhu, Brampton Resident

- d. Deepi Purba, Brampton Resident, Audio/Video Delegation
 - e. Samir Shah, Brampton Resident
 - f. Jasbir Singh, Brampton Resident
 - g. David McKay, MHBC Planning
7. That the following correspondence re: City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5 to the Planning and Development Committee Meeting of September 25, 2023, be received:
- a. Alex Lusty, Davies Howe LLP, on behalf of Crystal Homes, dated September 21, 2023
 - b. Amrik Ahluwalia, Brampton Resident, dated September 23, 2023
 - c. Jasbir Singh, Brampton Resident, dated September 23, 2023
 - d. Rohit Dewan, Brampton Resident, dated September 24, 2023
 - e. Tony Mason, Brampton Resident, dated September 25, 2023
 - f. John Brennen, Brampton Resident, dated September 25, 2023
 - g. Cheryl Roy, Brampton Resident, dated September 25, 2023
 - h. Satinder Malhotra, Brampton Resident, dated September 25, 2023

Carried

- 7.3 ^ Staff Report re: Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd., 227 Vodden Street East, Ward 1, File: OZS-2022-0001 & OZS-2022-0046

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

The following motion was approved on consent.

PDC130-2023

- 1. That the report from Angelo Ambrico, Manager, Development Services to the Planning and Development Committee of September 25, 2023, re: **Recommendation Report, Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd., 227 Vodden Street East, Ward 1**, be received;

2. That the application for Official Plan and Zoning By-law Amendment submitted by Gagnon Walker Domes Ltd. on behalf of Centennial Mall Brampton Ltd. be approved on the basis that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in the Recommendation Report;
3. That the amendment to the Official Plan generally in accordance with the attached Attachment 10 to this report be adopted;
4. That the amendment to the Zoning By-law generally in accordance with the attached Attachment 11 to this report be adopted;
5. That prior to the forwarding the enacting zoning by-law amendment to Council for adoption, the Commissioner of Planning, Building and Growth Management is satisfied with provisions associated with vehicle parking arrangements for the proposed development;
6. That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22 and Section 34 of the Planning Act, R.S.O. c.P. 13, as amended; and
7. That the following correspondence re: Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd., 227 Vodden Street East, Ward 1, File: OZS-2022-0001 & OZS-2022-0046 to the Planning and Development Committee Meeting of September 25, 2023, be received:
 1. Thomas R. Kortko, Maple Ridge Community Management, on behalf of Board of Directors, Peel Condominium Corporation No. 125 (PCC 125), dated May 31, 2022.

Carried

7.4 Staff Report re: City Initiated Zoning Bylaw Amendment to Permit University, College and Accessory Uses in Downtown Brampton

The following motion was approved on consent.

PDC131-2023

1. That the report from Tristian Costa, Policy Planner, Integrated City Planning to the Planning and Development Meeting of September 25, 2023, re: **Recommendation Report – City Initiated Zoning Bylaw**

Amendment to Permit University, College and Accessory Uses in Downtown Brampton, be received; and,

2. That the proposed City-initiated Zoning By-law Amendment attached hereto as Attachment 1 be adopted to amend the Comprehensive Zoning By-law 270-2004.

Carried

- 7.5 Staff Report re: Application for Temporary Zoning By-law Amendment, Sutharsan & Family Holdings – Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-2023-0006

Dealt with under Item 6.5 - Recommendation PDC127-2023

- 7.6 Staff Report re: Application to Amend the Zoning By-Law, Weston Consulting - 253 Queen Street Inc., 253 Queen Street East, Ward 3, File: C02E05.036

Dealt with under Item 6.4 - Recommendation PDC126-2023

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

In response to questions from Committee, staff confirmed that major industrial development is proposed for the subject area.

A motion was introduced to refer this matter to staff for further consideration and a future report to Council.

The following motion was considered.

PDC132-2023

That the following items be **referred** back to staff for a report to the next regular meeting of Council:

1. 7.7. Staff Report re: **Recommendation Report – City-Initiated Zoning By-law Amendment, 5556, 5600 and 5620 Countryside Drive, Ward 10**, be received; and
2. 11.6. Correspondence from Melissa Winch, Cassels Brock and Blackwell LLP, on behalf of M. Di Biase, property owner of 5620 Countryside Drive, re. Item 7.7 - Staff Report re: City-Initiated Zoning By-law Amendment, 5556, 5600 and 5620 Countryside Drive, Ward 10.

Carried

8. Committee Minutes

Nil

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence re: Honorable Paul Calandra, Minister of Municipal Affairs and Housing, dated September 6, 2023, re: Proposal to return lands in Ajax to the Greenbelt (File: 234-2023-4434)

The following motion was considered.

PDC133-2023

That the following correspondence re: **Honorable Paul Calandra, Minister of Municipal Affairs and Housing, dated September 6, 2023, re: Proposal to return lands in Ajax to the Greenbelt (File: 234-2023-4434)** to the Planning and Development Committee Meeting of September 25, 2023, be received.

Carried

- 11.2 Correspondence re: Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd., 227 Vodden Street East, Ward 1, File: OZS-2022-0001 & OZS-2022-0046

Dealt with under Item 7.3 - Recommendation PDC130-2023

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

Dealt with under Item 7.2 - Recommendation PDC129-2023

- 11.4 Correspondence re: Application for Temporary Zoning By-law Amendment, Sutharsan & Family Holdings – Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-2023-0006

Dealt with under Item 6.5 - Recommendation PDC127-2023

- 11.5 Correspondence re: Application to Amend the Zoning By-law, Blackthorn Development Corp. on behalf of Falcon Investment Group Inc., 11462 Coleraine Drive, Ward 10, File: OZS-2023-0029

Dealt with under Item 5.2 - Recommendation PDC124-2023

- 11.6 Correspondence re: Item 7.7 - Staff Report re: City-Initiated Zoning By-law Amendment, 5556, 5600 and 5620 Countryside Drive, Ward 10:

Dealt with under Item 7.7 - Recommendation PDC132-2023

12. Councillor Question Period

Nil

13. Public Question Period

Samir Shah, Brampton Resident, inquired regarding the following:

- a summary of the approved motion regarding agenda item 7.2

Jasbir Singh, Brampton Resident, expressed thoughts regarding the following:

- appreciation for communication between residents and Committee

Jackie Chiesa, Brampton Resident, inquired regarding the following:

- density classification of high-rise building proposal at Elbern Markell Drive and Queen Street

Idris Orughu, Brampton Resident, inquired regarding the following:

- scope of Council authority with regards to applications related to intensification

Staff commented that the motion moved by Committee directed staff to provide further consideration on the proposed amendments to ensure appropriate designations that are compatible with the existing communities.

14. Closed Session

Nil

15. Adjournment

PDC134-2023

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

Carried

Regional Councillor M. Palleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, October 23, 2023

- Members Present:
- Regional Councillor M. Palleschi - Wards 2 and 6
 - Deputy Mayor H. Singh - Wards 9 and 10
 - Regional Councillor R. Santos - Wards 1 and 5
 - Regional Councillor P. Vicente - Wards 1 and 5
 - Regional Councillor N. Kaur Brar - Wards 2 and 6
 - Regional Councillor D. Keenan - Wards 3 and 4
 - Regional Councillor M. Medeiros - Wards 3 and 4
 - Regional Councillor P. Fortini - Wards 7 and 8
 - Regional Councillor G. Toor - Wards 9 and 10
 - City Councillor R. Power - Wards 7 and 8
- Staff Present:
- Steve Ganesh, Commissioner, Planning Building and Growth Management
 - Jeffrey Humble, Manager, Policy Planning
 - David Vanderberg, Manager, Planning Building and Economic Development
 - Henrik Zbogor, Director, Integrated City Planning
 - Angelo Ambrico, Manager, Development Services
 - Tristan Costa, Planner, Integrated City Planning
 - Arjun Singh, Planner, Development Services
 - Charles Ng, Planner, Development Services
 - Francois Hemon-Morneau, Planner, Development Services
 - Samantha Dela Pena, Planner, Development Services
 - Wang Kei (Edwin) Li, Planner, Development Services
 - Nasir Mahmood, Planner, Development Services
 - Alex Sepe, Planner, Development Services
 - Peter Fay, City Clerk
 - Charlotte Gravlev, Deputy City Clerk
 - Gagandeep Jaswal, Legislative Coordinator
-

1. Call to Order

The meeting was called to order at 7:01 p.m. and adjourned at 9:45 p.m.

As this Planning and Development Committee Meeting was conducted with electronic and in-person participation by Members of Council, the meeting started with calling the roll for attendance at the meeting, as follows:

Members present during roll call: Regional Councillor Palleschi (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

Members absent during roll call: Mayor Brown (ex officio)

2. Approval of Agenda

PDC140-2023

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

To add:

Item 11.2 re: Item 5.2 - Application to Amend the Official Plan and Zoning By-law, Arcadis c/o Region Municipality of Peel, 1358 Queen Street West, Ward 5, File: OZS-2023-0027

3. Bhupi Turna, Brampton Resident, dated October 23, 2023

4. Cheryl Roy, Brampton Resident, dated October 23, 2023

Carried

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

Nil

4. Consent Motion

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

(8.1)

The following motion was considered:

PDC141-2023

That the following item to the Planning and Development Committee Meeting of September 25, 2023, be approved as part of Consent:

8.1

Carried

5. Statutory Public Meeting Reports

5.1 Staff Presentation re: City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan (Area 49), Ward 10

Items 6.7, 7.1 and 11.3 were brought forward and dealt with at this time.

In response to the Chair's query if anyone present would like to see a presentation, no one responded.

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

1. Ryan Virtanen, KLM Planning Partners Inc.

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

- concerns of inadequate office space in the area
- suggestion to consider mid-rise residential and mixed use designations for increased flexibility

The following motion was considered.

PDC142-2023

1. That the staff presentation re: **City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan (Area 49), Ward 10** to the Planning and Development Committee Meeting of October 23, 2023, be received;
2. That the report from Tristan Costa, Policy Planner, Official Plan and Growth Management, re: City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan (Area 49), Ward 10 to the Planning and Development Committee Meeting of October 23, 2023, be received;

3. That Planning staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation;
4. That the following delegation re: City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan (Area 49), Ward 10 to the Planning and Development Committee Meeting of October 23, 2023, be received; and
 1. Ryan Virtanen, KLM Planning Partners Inc.
5. That the following correspondence re: City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan (Area 49), Ward 10 to the Planning and Development Committee Meeting of October 23, 2023, be received:
 1. Peter Norman, Altus Group, on behalf of Upper Mayfield Estates Inc and Royal Empire Group Inc, dated October 18, 2023.

Carried

5.2 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Arcadis c/o Region Municipality of Peel, 1358 Queen Street West, Ward 5, File: OZS-2023-0027

Items 6.8 and 11.2 were brought forward and dealt with at this time.

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

Amy Shepherd, Arcadis Architects, consultant on behalf of the Region of Peel, presented an overview of the application that outlined the need for a new youth shelter, potential services and opportunities the shelter can provide, code of conduct that will address safety and crime concerns, overall goal of the shelter, proposed site and site selection process, required amendments.

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

1. Alicia Booth, Prasad Nair, Sylvia Kolitsopoulos and Beverley Bedeau, Peel CAS

2. Ramaljit Sandhu, Brampton Resident
3. Sylvia Roberts, Brampton Resident
4. Cheryl Roy, Brampton Resident
5. Satinder Malhotra, Brampton Resident

Committee consideration of the matter included concerns, comments, requests and suggestions from the delegates with respect to the following:

- the potential reduced risk of human trafficking and reduced rates of homelessness for at risk youth
- providing increased accessibility to basic needs
- helping youth during a time of vulnerability
- concerns regarding the proposed location and the lack of necessary facilities nearby (including transit stations, schools, restaurants, etc.)
- safety and crime concerns
- potential amenities that could alternatively be provided at this location
- request that the applicant or city staff provide reports detailing the following:
 - which sites were considered for this proposal and the site selection criteria
 - any and all consultations that have taken place with the neighbouring daycare center
 - consultations that have taken place, or will take place, with relevant parties, such as emergency services and neighbouring residents

Committee commented that resident questions will be captured in the forthcoming staff report.

The following motion was considered.

PDC143-2023

1. That the staff presentation re: **Application to Amend the Official Plan and Zoning By-law, Arcadis c/o Region Municipality of Peel, 1358 Queen Street West, Ward 5, File: OZS-2023-0027** to the Planning and Development Committee meeting of October 23, 2023, be received;

2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Arcadis c/o Region Municipality of Peel, 1358 Queen Street West, Ward 5, File: OZS-2023-0027 to the Planning and Development Committee meeting of October 23, 2023, be received; and
 1. Amy Shepherd, Arcadis Architects, on behalf of Region of Peel
 2. Alicia Booth, Prasad Nair, Sylvia Kolitsopoulos and Beverley Bedeau, Peel CAS
 3. Ramaljit Sandhu, Brampton Resident
 4. Sylvia Roberts, Brampton Resident
 5. Cheryl Roy, Brampton Resident
 6. Satinder Malhotra, Brampton Resident
3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Arcadis c/o Region Municipality of Peel, 1358 Queen Street West, Ward 5, File: OZS-2023-0027 to the Planning and Development Committee meeting of October 23, 2023, be received:
 1. Ene Underwood, CEO, Habitat for Humanity GTA, dated October 18, 2023
 2. Credit Valley Residents Association, dated October 23, 2023
 3. Bhupi Turna, Brampton Resident, dated October 23, 2023
 4. Cheryl Roy, Brampton Resident, dated October 23, 2023.

Carried

- 5.3 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc., c/o Claireville Suits (Chacon) Corp., 9624 Goreway Drive, Ward 8, File: OZS-2023-0009

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

Charles Ng, Planner, Development Services, presented an overview of the application that included location overview, area context, site photos, development proposal, planning framework summary, official plan designation, secondary plan designation, zoning by-law, official planning amendment, zoning by-law amendment, issues and considerations, and current status.

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

1. Balpreet Singh Boparai, Vice President, Institute of Gurmat Studies.

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

- safety and privacy concerns
- the possibility of losing solitude, which is essential to the institute

In response to a question of clarification from Committee, staff provided details with respect to the allowable density of the area.

Deputy Mayor Singh suggested that staff should consider a more holistic approach to the matter.

Staff commented that they will be working with the applicant to address the concerns raised by the resident.

The following motion was considered.

PDC144-2023

1. That the staff presentation re: **Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc., c/o Claireville Suits (Chacon) Corp., 9624 Goreway Drive, Ward 8, File: OZS-2023-0009** to the Planning and Development Committee meeting of October 23, 2023, be received; and
2. That the following delegation re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc., c/o Claireville Suits (Chacon) Corp., 9624 Goreway Drive, Ward 8, File: OZS-2023-0009 to the Planning and Development Committee meeting of October 23, 2023, be received:
 1. Balpreet Singh Boparai, Vice President, Institute of Gurmat Studies.

Carried

- 5.4 Staff Presentation re: Application to Amend the Zoning By-law, William Osler Health Systems c/o GSP Group, 20 Lynch Street, Ward 3, File: OZS-2023-0025

Item 6.2 was brought forward and dealt with at this time.

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

Eric Saulesleja, Planner, GSP Group, on behalf of William Osler Health System, presented an overview of the application that included development context, project summary, zoning by-law amendment, and shadow impacts.

The following motion was considered.

PDC145-2023

1. That the staff presentation re: **Application to Amend the Zoning By-law, William Osler Health Systems c/o GSP Group, 20 Lynch Street, Ward 3, File: OZS-2023-0025** to the Planning and Development Committee meeting of October 23, 2023, be received; and
2. That the following delegation re: Application to Amend the Zoning By-law, William Osler Health Systems c/o GSP Group, 20 Lynch Street, Ward 3, File: OZS-2023-0025 to the Planning and Development Committee meeting of October 23, 2023, be received:
 1. Eric Saulesleja, GSP Group, on behalf of William Osler Health System.

Carried

- 5.5 Staff Presentation re: Application to Amend the Zoning By-law, Design Plan Services Inc., on behalf of Mayfield Investment Group Inc., 11470 Coleraine Drive, Ward 10, File: OZS-2023-0032

Item 6.9 was brought forward and dealt with at this time.

Samantha Dela Pena, Planner, Development Services, presented an overview of the application that included location overview, area context, site photos, development proposal, planning framework summary, official plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, issues and considerations, and current status.

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

1. Domenic, Brampton Resident

Committee consideration of the matter included concerns, comments, requests and suggestions from the delegate with respect to the following:

- safety concerns
- review of City's Zoning By-laws

Staff commented that they are working with the Region of Peel to ensure enforcement measures are employed to address safety concerns.

David Igelman, Planner, Design Plan Services Inc., commented that the application is for a temporary use of a period of no more than three years.

The following motion was considered.

PDC146-2023

1. That the staff presentation re: **Application to Amend the Zoning By-law, Design Plan Services Inc., on behalf of Mayfield Investment Group Inc., 11470 Coleraine Drive, Ward 10, File: OZS-2023-0032** to the Planning and Development Committee meeting of October 23, 2023, be received; and
2. That the following delegations re: Application to Amend the Zoning By-law, Design Plan Services Inc., on behalf of Mayfield Investment Group Inc., 11470 Coleraine Drive, Ward 10, File: OZS-2023-0032 to the Planning and Development Committee meeting of October 23, 2023, be received.
 1. Domenic, Brampton Resident
 2. David Igelman, Design Plan Services Inc.

Carried

- 5.6 Staff Presentation re: Application to Amend the Zoning By-law, Bousfields Inc. c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010

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

Edwin Li, Planner, Development Services, presented an overview of the application that included location overview, area context, site context and photos, development proposal, renderings, planning framework summary, official plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, issues and considerations, and current status.

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

1. Sylvia Roberts, Brampton Resident

Committee consideration of the matter included the following concern from the delegate:

- bike parking spaces

Katie Hickey and Henry Burstyn, applicant and consultant for the application, presented an overview of the application that included site details, existing conditions, planning highlights, official plan designation, secondary plan designation, planned transit network, potential LRT extension, project vision and design, proposal summary, and site plans. The applicant also addressed the bike parking concerns from the resident.

The following motion was considered.

PDC147-2023

1. That the staff presentation re: **Application to Amend the Zoning By-law, Bousfields Inc. c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010** to the Planning and Development Committee meeting of October 23, 2023, be received;
2. That the following delegation re: Application to Amend the Zoning By-law, Bousfields Inc. c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010 to the Planning and Development Committee meeting of October 23, 2023, be received; and
 1. Katie Hickey, Bousfields Inc., and Henry Burstyn, Arcadis Architects, on behalf of Litwillow Holdings Ltd.
 2. Sylvia Roberts, Brampton Resident
3. That the following correspondence re: Application to Amend the Zoning By-law, Bousfields Inc. c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010 to the Planning and Development Committee meeting of October 23, 2023, be received:
 1. Donald David Rose, Brampton Resident, dated September 20, 2023
 2. Steve Peck, Brampton Resident, dated March 12, 2023
 3. Paul Joza, Brampton Resident, dated October 15, 2023.

- 5.7 Staff Presentation re: Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., c/o Paradise Homes Mahogany Inc., 7896 Mavis Road, Ward 6, File: OZS-2023-0033

Items 6.10 and 11.4 were brought forward and dealt with at this time.

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

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

1. Guriqbal Singh and Javed Khan, Brampton Residents

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

- health and safety

The following motion was considered.

PDC148-2023

1. That the staff presentation re: **Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., c/o Paradise Homes Mahogany Inc., 7896 Mavis Road, Ward 6, File: OZS-2023-0033** to the Planning and Development Committee meeting of October 23, 2023, be received;
2. That the following delegation re: Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., c/o Paradise Homes Mahogany Inc., 7896 Mavis Road, Ward 6, File: OZS-2023-0033 to the Planning and Development Committee meeting of October 23, 2023, be received; and
 1. Guriqbal Singh and Javed Khan, Brampton Residents
3. That the following correspondence re: Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., c/o Paradise Homes Mahogany Inc., 7896 Mavis Road, Ward 6, File:

OZS-2023-0033 to the Planning and Development Committee meeting of October 23, 2023, be received:

1. Nishithkumar Patel, Brampton Resident, dated October 22, 2023

Carried

- 5.8 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Corbett Land Strategies Inc., on behalf of Glen Rouge Developments Inc., 2036 Bovaird Drive and 10020, 10024, 10042, 10054 Mississauga Road, Ward: 6, File: OZS-2023-0010

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

Nasir Mahmood, Planner, Development Services, presented an overview of the application that included location overview, area context, site context, site photos, development proposal, planning framework summary, official plan designation, secondary plan designation, official plan amendment, zoning by-law, zoning by-law amendment, issues and considerations, and current status.

Jonabelle Ceremuga, Planner, Corbett Land Strategies Inc., presented an overview of the application that included location and property description, development proposal, and secondary plan designation.

The following motion was considered.

PDC149-2023

1. That the staff presentation re: **Application to Amend the Official Plan and Zoning By-law, Corbett Land Strategies Inc., on behalf of Glen Rouge Developments Inc., 2036 Bovaird Drive and 10020, 10024, 10042, 10054 Mississauga Road, Ward: 6, File: OZS-2023-0010** to the Planning and Development Committee meeting of October 23, 2023, be received; and
2. That the following delegation re: Application to Amend the Official Plan and Zoning By-law, Corbett Land Strategies Inc., on behalf of Glen Rouge Developments Inc., 2036 Bovaird Drive and 10020, 10024, 10042, 10054 Mississauga Road, Ward: 6, File: OZS-2023-0010 to the Planning and Development Committee meeting of October 23, 2023, be received:
 1. Jonabelle Ceremuga, Alicia Monteith, and John Corbett, Corbett Land Strategies Inc.

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, MHBC Planning Ltd., c/o Crystal Homes (Wildflowers) Corp., 1626, 1646 and 1654 Queen Street West, Ward 5, File: OZS-2020-0029

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

David McKay, MHBC, on behalf of Crystal Homes, presented an overview of the application that included subject lands, tertiary plan amendment, draft plan, proposed concept plan, statistics, angular plane, and a request to remove the holding provision from the application.

Staff suggested that the 'Holding (H)' provision can be removed upon receipt and review of a site-specific servicing study submitted by the applicant.

Staff provided clarification with respect to questions from Committee regarding the nature of the 'Holding (H)' provision, conditions for its removal and noted previous requests of a similar nature.

The following motion was considered.

PDC150-2023

1. That the report from Edwin Li, Development Planner III, Development Services, re: **Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, MHBC Planning Ltd., c/o Crystal Homes (Wildflowers) Corp., 1626, 1646 and 1654 Queen Street West, Ward 5, File: OZS-2020-0029** to the Planning and Development Committee meeting of October 23, 2023, be received;
2. That the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by MHBC Planning Ltd. on behalf of Crystal Homes (Wildflowers) Corp. be approved on the basis that they represent good planning, including that they comply with the Planning Act, are consistent with the Provincial Policy Statement, conform to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, for the reasons set out in this Recommendation Report;
3. That the amendment to the Official Plan generally in accordance with the attached Attachments 10A and 10B to this report be adopted;

4. That the amendment to the Zoning By-law, generally in accordance with the attached Attachments 11A and 11B to this report, be adopted;
5. That the implementing by-laws be forwarded to Council for enactment only when the comprehensive Functional Servicing Report for the Springbrook Tertiary Plan has been advanced appropriately to the satisfaction of the Commissioner of Planning, Building and Growth Management, in consultation with relevant parties;
6. That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22 and Section 34 of the Planning Act, R.S.O. c.P.13, as amended; and
7. That the following delegation re: Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, MHBC Planning Ltd., c/o Crystal Homes (Wildflowers) Corp., 1626, 1646 and 1654 Queen Street West, Ward 5, File: OZS-2020-0029 to the Planning and Development Committee meeting of October 23, 2023, be received:
 1. David McKay, MHBC, on behalf of Crystal Homes

Carried

- 6.2 Delegation re: Application to Amend the Zoning By-law, William Osler Health Systems c/o GSP Group, 20 Lynch Street, Ward 3, File: OZS-2023-0025

Dealt with under Item 5.4 - Recommendation PDC145-2023

- 6.3 Delegation re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc., c/o Claireville Suits (Chacon) Corp., 9624 Goreway Drive, Ward 8, File: OZS-2023-0009

Dealt with under Item 5.3 - Recommendation PDC144-2023

- 6.4 Delegation re: Application to Amend the Official Plan and Zoning By-law, Corbett Land Strategies Inc., on behalf of Glen Rouge Developments Inc., 2036 Bovaird Drive and 10020, 10024, 10042, 10054 Mississauga Road, Ward: 6, File: OZS-2023-0010

Dealt with under Item 5.8 - Recommendation PDC149-2023

- 6.5 Delegation re: Application to Amend the Zoning By-law, Bousfields Inc. c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010

Dealt with under Item 5.6 - Recommendation PDC147-2023

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

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

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

1. Marc DeNardis and Michael Gagnon, Gagnon Walker Domes

The following motion was considered.

PDC151-2023

1. That the report from Alex Sepe, Principal Planner/Supervisor, Planning, Building and Growth Management, re: **Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., Mario Matteo Silvestro, Guido D'Alesio and 2088205 Ontario Ltd., 22, 24, 26, 28 and 32 John Street, Ward 3, File: OZS-2022-0035** to the Planning and Development Meeting of October 23, 2023, be received;
2. That the Official Plan and Zoning By-law Amendment submitted by Gagnon Walker Domes Ltd. on behalf of Mario Matteo Silvestro, Guido D'Alesio and 2088205 Ontario Ltd. Ward 3, File: OZS-2022-0035 be approved on the basis that it represents good planning, is consistent with Section 22 (6.1) and Section 34 (10.4) of the Planning Act is consistent with the Provincial Policy Statement and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan and for the reasons set out in this Recommendation Report;
3. That the amendment to the Zoning By-law, generally in accordance with the by-law attached as Attachment 11 of this report be adopted;
4. That the amendment to the Official Plan, generally in accordance with the by-law attached as Attachment 10 of this report be adopted;
5. That no further notice of public meeting be required for the attached Zoning By-law Amendment as per section 34(17) of the Planning Act; and
6. That the following delegation re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., Mario Matteo Silvestro, Guido D'Alesio and 2088205 Ontario Ltd., 22, 24, 26, 28 and 32 John Street, Ward 3, File: OZS-2022-0035 to the Planning and Development Committee meeting of October 23, 2023, be received:

1. Marc DeNardis and Michael Gagnon, Gagnon Walker Domes

Carried

- 6.7 Delegation re: City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan (Area 49), Ward 10

Dealt with under Item 5.1 - Recommendation PDC142-2023

- 6.8 Delegation re: Application to Amend the Official Plan and Zoning By-law, Arcadis c/o Region Municipality of Peel, 1358 Queen Street West, Ward 5, File: OZS-2023-0027

Dealt with under Item 5.2 - Recommendation PDC143-2023

- 6.9 Delegation re: Application to Amend the Zoning By-law, Design Plan Services Inc., on behalf of Mayfield Investment Group Inc., 11470 Coleraine Drive, Ward 10, File: OZS-2023-0032

Dealt with under Item 5.5 - Recommendation PDC146-2023

- 6.10 Delegation re: Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., c/o Paradise Homes Mahogany Inc., 7896 Mavis Road, Ward 6, File: OZS-2023-0033

Dealt with under Item 5.7 - Recommendation PDC148-2023

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan (Area 49), Ward 10

Dealt with under Item 5.1 - Recommendation PDC142-2023

- 7.2 Staff Report re: Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, MHBC Planning Ltd., c/o Crystal Homes (Wildflowers) Corp., 1626, 1646 and 1654 Queen Street West, Ward 5, File: OZS-2020-0029

Dealt with under Item 6.1 - Recommendation PDC150-2023

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

Dealt with under Item 6.6 - Recommendation PDC151-2023

8. Committee Minutes

8.1 Minutes - Brampton Heritage Board - September 19, 2023

The following motion was approved on consent.

PDC152-2023

That the Minutes of the Brampton Heritage Board meeting of September 19, 2023, Recommendations HB051-2023 - HB059-2023, to the Planning and Development Committee Meeting of October 23, 2023, be approved as published and circulated.

The recommendations were approved as follows:

HB051-2023

That the agenda for the Brampton Heritage Board meeting of September 19, 2023 be approved as published and circulated.

HB052-2023

1. That the report from Harsh Padhya, Heritage Planner, dated August 23, 2023, to the Brampton Heritage Board meeting of September 19, 2023, re: **Heritage Impact Assessment and Documentation and Salvage Plan – 8331 Heritage Road – Ward 6** be received; and
2. That the Heritage Impact Assessment and Documentation and Salvage Plan prepared by ATA Architects Inc., dated August, 2023 be received and approved; and,
3. That measures to salvage and store the farmhouse materials be added as a condition to the demolition permit.

HB053-2023

1. That the report from Shelby Swinfield, Heritage Planner, dated August 21, 2023, to the Brampton Heritage Board meeting of September 19, 2023, re: **Heritage Impact Assessment, 69 Bramalea Road – Ward 7** be received;
2. That the Heritage Impact Assessment for 69 Bramalea Road, prepared by ERA Architects Inc., dated May 26, 2023 be approved;
3. That the following recommendations within the Heritage Impact Assessment by ERA Inc. be followed:

- a. A Conservation Plan shall be prepared to provide more detail on the proposed conservation scope of work, including interface between the retained circular pavilion and proposed development;
 - b. A Documentation and Salvage Plan shall be prepared for original interior elements;
 - c. A Heritage Commemoration Plan shall be prepared that includes a plaque, landscape design elements, and interior/exterior commemorative design measures.
4. That, in addition to the above noted Plans, a Heritage Building Protection Plan be prepared;
 5. That, upon completion of the relocation and restoration works in accordance with the final Heritage Conservation Plan, the property will be Designated under Part IV of the Ontario Heritage Act and the Owner will not object to the designation.
 6. That the applicant shall enter into a Heritage Easement Agreement with the City of Brampton to ensure the conservation of the circular pavilion at 69 Bramalea Road, the associated salvaged materials, and the commemorative feature, supported by a Heritage Conservation Plan, Heritage Building Protection Plan, and Commemoration Plan.
 7. That the applicant shall provide at its expense a legal survey of the property at 69 Bramalea Road to facilitate the registration of the designation by-law for the circular pavilion.
 8. That prior to the release of financial securities, the applicant must provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the work has been completed in accordance with the Heritage Conservation Plan.

HB054-2023

1. That the report from Shelby Swinfield, Heritage Planner, to the Brampton Heritage Board Meeting of September 19, 2023, re: **Heritage Impact Assessment, 8000 Dixie Road – Ward – 3** be received;
2. That the Heritage Impact Assessment for 8000 Dixie Road, prepared by PHC Inc., dated October 20, 2022 be approved;
3. That the following recommendations within the Heritage Impact Assessment by PHC Inc. be followed:

- a. That the structure at 8000 Dixie Road be subject to salvage during the demolition process.
- b. That a scoped Salvage and Documentation Plan be created as the current structure contains many components that could be diverted from landfill and recycled. Salvageable materials include but are not limited to steel framing components, exterior metal sheeting, electrical and plumbing components, HVAC system Industrial engines, and generators. If possible, salvaged materials should be incorporated into the public display commemorating the contextual value of the property to the development of Bramalea.
- c. That any demolition permits issued for the property include a condition of material salvage.
- d. That a Commemoration Plan be undertaken to the satisfaction of City Staff, and that a commemoration piece be erected as part of the redevelopment.
 - i. The Commemoration Plan will address the origins of any salvaged materials incorporated into the installation, recognition of the importance of the Ford Motor Company Canada to the local community and provide a history of the development of Bramalea, Canada's first planned satellite community.
 - ii. That any commemoration of 8000 Dixie Road be located within sight of the intersection of Dixie Road and Steeles Avenue East;
- 4. That the existing "Ford" sign on the south-east corner of the property be retained and maintained in its current location; and,
- 5. The City of Brampton's municipal register of Cultural Heritage Resources: 'Listed' Heritage Properties be updated, and 8000 Dixie Road be removed.

HB055-2023

- 1. That the report from Charlton Carscallen, Supervisor, Principal Planner Heritage, dated September 8, 2023, to the Brampton Heritage Board Meeting of September 19, 2023, re: **Heritage Impact Assessment, 223 Main Street North – Ward 1** be received;
- 2. That the Heritage Impact Assessment for 223 Main Street North, prepared by Megan Hobson, Built Heritage Specialist, dated September 8, 2023 be deemed complete; and,

3. That if the property municipally known as 223 Main Street North is proposed to be demolished that a Documentation and Salvage Plan, including a plan to salvage the stained glass transom window, be submitted and approved to the satisfaction of the Director of Integrated City Planning prior to the issuance of any demolition permits for the property.

HB056-2023

1. That the report from Anastasia Abrazhevich, Assistant Heritage Planner, dated August 14, 2023, to the Brampton Heritage Board Meeting of September 19, 2023, re: **Heritage Permit Application- 44 Church Street East, Ward 1**, be received; and,
2. That the Heritage Permit application for 44 Church Street East for the repair of the roof eaves and eaves troughs on the north and west sides of the historic church building be approved.

HB057-2023

1. That the report from Harsh Padhya, Heritage Planner, dated August 22, 2023, to the Brampton Heritage Board Meeting of September 19, 2023, **Heritage Conservation Plan and Heritage Building Protection Plan – 28 Elizabeth Street North (Haggertlea) – Ward 1** be received; and,
2. That the Heritage Conservation Plan and the Heritage Building Protection Plan, prepared by Giaimo Architects, dated July 3, 2023 be received and approved.

HB058-2023

1. That the report from Shelby Swinfield, Heritage Planner, dated August 21, 2023 to the Brampton Heritage Board Meeting of September 19, 2023, re: **Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 8956 Creditview Road – Ward 4**, be received;
2. That the Heritage Permit application for 8956 Creditview Road for the following be approved:
 - i. Structural repairs and improvements and new roofs for Cabins #22, #24, and #25;
 - ii. Foundational repairs for the Lasowsky Centre;

- iii. Installation of eaves/gutters, downspouts, and leaf protection system for the Lasowsky Centre.
3. That the Designated Heritage Property Incentive Grant application for the repair and refurbishment of Cabins #22, #24, and #25 and the Lasowsky Centre of 8956 Creditview Road (Camp Naivelt) be approved, to a maximum of \$10,000.00, and;
4. That the owner shall enter into a designated Heritage Property Incentive Grant Agreement with the City after City Council agrees to support the Grant.

HB059-2023

That Brampton Heritage Board do now adjourn to meet again on Tuesday, October 17, 2023 at 7:00 p.m.

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence re: Application to Amend the Zoning By-law, Bousfields Inc. c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010

Dealt with under Item 5.6 - Recommendation PDC147-2023

- 11.2 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Arcadis c/o Region Municipality of Peel, 1358 Queen Street West, Ward 5, File: OZS-2023-0027

Dealt with under Item 5.2 - Recommendation PDC143-2023

- 11.3 Correspondence re: City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan (Area 49), Ward 10

Dealt with under Item 5.1 - Recommendation PDC142-2023

- 11.4 Correspondence re: Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., c/o Paradise Homes Mahogany Inc., 7896 Mavis Road, Ward 6, File: OZS-2023-0033

Dealt with under Item 5.7 - Recommendation PDC148-2023

12. Councillor Question Period

Nil

13. Public Question Period

Gursewak Singh, Brampton Resident, on behalf of Sikh Heritage Centre, referenced Item 5.1 on the agenda and requested staff and the applicant to consider the following with respect to the application:

- to ensure the tertiary plan does not impact their property and site plan agreements
- to provide an additional access point to their property through the road additions proposed in the tertiary plan

Carolyn Arthur, Brampton Resident, referenced Item 7.3 on the agenda and inquired regarding the following:

- whether a shadow study will be conducted

Staff commented that a shadow study was completed for the subject application and that they will follow up with the resident to share the details of the study.

14. Closed Session

Nil

15. Adjournment

PDC153-2023

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

Carried

Regional Councillor M. Palleschi, Chair



BRAMPTON

Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, October 23, 2023

Members Present: Regional Councillor M. Palleschi - Wards 2 and 6
Deputy Mayor H. Singh - Wards 9 and 10
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
Regional Councillor N. Kaur Brar - Wards 2 and 6
Regional Councillor D. Keenan - Wards 3 and 4
Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor G. Toor - Wards 9 and 10
City Councillor R. Power - Wards 7 and 8

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

1. **Call to Order**

The meeting was called to order at 1:01 p.m. and adjourned at 1:39 p.m.

As this Planning and Development Committee Special Meeting was conducted with electronic and in-person participation by Members of Council, the meeting started with calling the roll for attendance at the meeting, as follows:

Members present during roll call: Regional Councillor Palleschi (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Keenan, Regional Councillor Brar, Regional Councillor Fortini, and City Councillor Power.

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

2. Approval of Agenda

PDC135-2023

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

Carried

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

Nil

4. Consent Motion

Nil

5. Statutory Public Meeting Reports

Nil

6. Public Delegations (5 minutes maximum)

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

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

1. Sylvia Roberts, Brampton Resident

Comments from the resident included the following:

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

- concerns regarding inadequate consideration to population growth trends in Brampton

The following motion was considered.

PDC136-2023

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

1. Sylvia Roberts, Brampton Resident

Carried

7. Staff Presentations and Planning Reports

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

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

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

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

Committee proposed an amendment to Clause 6 of the recommendation.

The following motion was considered.

PDC137-2023

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

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

Carried

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

Dealt with under Item 6.1 - Recommendation PDC137-2023

8. Committee Minutes

Nil

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

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

The following motion was considered.

PDC138-2023

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

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

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

Carried

12. Councillor Question Period

Nil

13. Public Question Period

Nil

14. Closed Session

Nil

15. Adjournment

PDC139-2023

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

Carried

Regional Councillor M. Palleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, November 6, 2023

Members Present:	Regional Councillor M. Palleschi - Wards 2 and 6 Deputy Mayor H. Singh - Wards 9 and 10 Regional Councillor R. Santos - Wards 1 and 5 Regional Councillor P. Vicente - Wards 1 and 5 Regional Councillor N. Kaur Brar - Wards 2 and 6 Regional Councillor D. Keenan - Wards 3 and 4 Regional Councillor M. Medeiros - Wards 3 and 4 Regional Councillor P. Fortini - Wards 7 and 8 Regional Councillor G. Toor - Wards 9 and 10 City Councillor R. Power - Wards 7 and 8
Staff Present:	Steve Ganesh, Commissioner, Planning Building and Growth Management Allan Parsons, Director, Development Services David Vanderberg, Manager, Planning Building and Economic Development Angelo Ambrico, Manager, Development Services Chinoye Sunny, Planner, Development Services Arjun Singh, Planner, Development Services Peter Fay, City Clerk Charlotte Gravlev, Deputy City Clerk Gagandeep Jaswal, Legislative Assistant

1. Call to Order

The meeting was called to order at 1:00 p.m. and adjourned at 1:18 p.m.

As this Planning and Development Committee Meeting was conducted with electronic and in-person participation by Members of Council, the meeting started with calling the roll for attendance at the meeting, as follows:

Members present during roll call: Regional Councillor Palleschi (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

Members absent during roll call: Regional Councillor Medeiros (late - technical issues), Mayor Brown (ex officio)

2. Approval of Agenda

PDC154-2023

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

To add:

Item 11.3 re: Item 7.3 - Application to Amend the Zoning By-law, Weston Consulting, c/o Avalon Developments Inc., 137 Steeles Avenue West, Ward 4, File: OZS-2023-0018

2. Alexander J. Suriano, Aird & Berlis LLP, on behalf of Hillside TO Properties Inc., dated November 6, 2023

Item 11.4 - Correspondence re: Announcement Impacting Provincial Decisions on Municipal Official Plans/Official Plan Amendments, from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated November 2, 2023

To withdraw:

Item 6.2 re: Item 7.1 - Building Improvement Grant Applications for 25 & 27 Main Street North, Ward 1, File: BFIP-2023-0004 and BFIP-2023-0005:

1. Mohamad Hanif and Rehana Khan, Brampton Residents.

Carried

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

Nil

4. Consent Motion

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

(7.3, 11.1, and 11.3)

The following motion was considered.

PDC155-2023

That the following items to the Planning and Development Committee Meeting of November 6, 2023, be approved as part of Consent:

7.3, 11.1, and 11.3

Carried

5. Statutory Public Meeting Reports

Nil

6. Public Delegations (5 minutes maximum)

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

Dealt with under Item 7.3 - Recommendation PDC158-2023

- 6.2 Delegation re: Building Improvement Grant Applications for 25 & 27 Main Street North, Ward 1, File: BFIP-2023-0004 and BFIP-2023-0005

The delegation request was withdrawn.

- 6.3 Delegation re: Application to Amend the Official Plan, Calloway REIT (Bramport) Inc., c/o SmartCentres REIT, 2959-2989 Bovaird Drive East and 9960-9990 Airport Road, Ward 8, File: OZS-2022-0039

Dealt with under Item 7.2 - Recommendation PDC157-2023

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: Building Improvement Grant Applications for 25 & 27 Main Street North, Ward 1, File: BFIP-2023-0004 and BFIP-2023-0005

In response to a comment from Committee, staff provided details regarding the work completed to address concerns.

The following motion was considered.

PDC156-2023

1. That the report from Arjun Singh, Development Planner, Development Services and Design, re: **Building Improvement Grant Applications for 25 & 27 Main Street North, Ward 1, File: BFIP-2023-0004 and BFIP-**

2023-0005 to the Planning and Development Committee Meeting of November 6, 2023, be received;

2. That the applications BFIP-2023-0004 (25 Main Street North) and BFIP-2023-0005 (27 Main Street North) in the amount of \$20,000.00 for each be approved under the Downtown Building Improvement Program, for a total grant of \$40,000.00, subject to the applicant maintaining the rules of the programs as set out in the approved Implementation Guidelines and meeting the following conditions on or before May 6, 2024, unless extended by the Director of Development Services, failing which this approval shall be null and void:
 - a. That satisfactory revised drawings and information on materials for the patio, including appropriate fencing, be submitted;
 - b. That the cost estimates be updated in accordance with the submitted drawings and required materiality of the pavers;
 - c. That the owner obtain minor variances for the gazebos, failing which the gazebos will be removed from the items eligible for the grant; and
 - d. That the applicant enters into the necessary agreements with the City of Brampton.
3. That the Commissioner of Planning, Building and Growth Management be authorized to sign the Building Improvement Program Agreements in relation to the approved project in a form approved by the City Solicitor, or designate, and that staff be authorized to take the next steps to implement the terms of the agreement.
4. That staff be directed to continue to actively work with property owners to activate laneways in the Downtown.

Carried

- 7.2 Staff Report re: Application to Amend the Official Plan, Calloway REIT (Bramport) Inc., c/o SmartCentres REIT, 2959-2989 Bovaird Drive East and 9960-9990 Airport Road, Ward 8, File: OZS-2022-0039

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

In response to concerns from Committee regarding the lack of a community hub in this area, staff commented that they will work with the applicant to address concerns raised.

The following motion was considered.

PDC157-2023

1. That the report from Chinoye Sunny, Development Planner, Development Services, re: **Application to Amend the Official Plan, Calloway REIT (Bramport) Inc., c/o SmartCentres REIT, 2959-2989 Bovaird Drive East and 9960-9990 Airport Road, Ward 8, File: OZS-2022-0039** to the Planning and Development Committee Meeting of November 6, 2023, be received;
2. That the Official Plan amendment application submitted by SmartCentres REIT on behalf of Calloway REIT (Bramport) Inc. Ward 8, File: OZS-2022-0039 be approved on the basis that it is consistent with the Provincial Policy Statement, and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in the Recommendation Report dated August 28, 2023 attached to this report as Attachment 1;
3. That the amendments to the Official Plan generally in accordance with the attached Attachment 2 to this report be adopted;
4. That no further notice of public meeting be required for the attached Official Plan Amendment as per Section 22 (6.1) of the Planning Act, R.S.O. c.P. 13, as amended; and
5. That the following delegation re: Application to Amend the Official Plan, Calloway REIT (Bramport) Inc., c/o SmartCentres REIT, 2959-2989 Bovaird Drive East and 9960-9990 Airport Road, Ward 8, File: OZS-2022-0039 to the Planning and Development Committee Meeting of November 6, 2023, be received.
 1. Ed Sajecki, Sajecki Planning, on behalf of Calloway REIT (Bramport) Inc.

Carried

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

Items 6.1 and 11.3 were brought forward and dealt with at this time.

The following motion was approved on consent.

PDC158-2023

1. That the report from Angelo Ambrico, Manager, Development Services, re: **Application to Amend the Zoning By-law, Weston Consulting, c/o Avalon Developments Inc., 137 Steeles Avenue West, Ward 4, File: OZS-2023-0018** to the Planning and Development Committee Meeting of November 6, 2023, be received;
2. That the application for an Amendment to the Zoning By-law submitted by Weston Consulting., on behalf of Avalon Developments Inc. (File: OZS-2023-0018) be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendment to the Zoning By-law, generally in accordance with the attached Attachment 10 to this report be adopted;
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 (10.4) of the Planning Act, R.S.O., as amended;
5. That the following delegations re: Application to Amend the Zoning By-law, Weston Consulting, c/o Avalon Developments Inc., 137 Steeles Avenue West, Ward 4, File: OZS-2023-0018 to the Planning and Development Committee Meeting of November 6, 2023, be received; and
 1. Martin Quarcoopome, Weston Consulting
 2. Marko Juricic, Avalon Developments
6. That the following correspondence re: Application to Amend the Zoning By-law, Weston Consulting, c/o Avalon Developments Inc., 137 Steeles Avenue West, Ward 4, File: OZS-2023-0018 to the Planning and Development Committee Meeting of November 6, 2023, be received.
 1. Gabriel Virag, Brampton Resident, dated November 3, 2023
 2. Alexander J. Suriano, Aird & Berlis LLP, on behalf of Hillside TO Properties Inc., dated November 6, 2023

Carried

8. Committee Minutes

Nil

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence from the Hon. Paul Calandra, Minister of Municipal Affairs and Housing, dated October 16, 2023, re: Proposed Legislation to Return Lands to the Greenbelt and Oak Ridges Moraine

The following motion was approved on consent.

PDC159-2023

That the following correspondence from the Hon. Paul Calandra, Minister of Municipal Affairs and Housing, dated October 16, 2023, re: **Proposed Legislation to Return Lands to the Greenbelt and Oak Ridges Moraine**, to the Planning and Development Committee Meeting of November 6, 2023, be received.

Carried

- 11.2 Correspondence from the Hon. Paul Calandra, Minister of Municipal Affairs and Housing, dated October 23, 2023, re: Housing Targets

Chair Palleschi commented that this matter be referred to staff for further consideration.

The following motion was considered.

PDC160-2023

That the following correspondence from the Hon. Paul Calandra, Minister of Municipal Affairs and Housing, dated October 23, 2023, re: **Housing Targets**, to the Planning and Development Committee Meeting of November 6, 2023, be **referred** to staff for a response to the Minister.

Carried

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

Dealt with under Item 7.3 - Recommendation PDC158-2023

- 11.4 Correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated November 2, 2023, re: Announcement Impacting Provincial Decisions on Municipal Official Plans/Official Plan Amendments

No comments were provided on this item.

The following motion was considered.

PDC161-2023

That the following correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated November 2, 2023, re: **Announcement Impacting Provincial Decisions on Municipal Official Plans/Official Plan Amendments** to the Planning and Development Committee Meeting of November 6, 2023, be received.

Carried

12. Councillor Question Period

Deputy Mayor Singh requested staff to ensure sustainability metrics for all future recommendation reports are considered. Chair Palleschi suggested that staff work toward a Silver (+) sustainability score.

13. Public Question Period

Sylvia Roberts, Brampton Resident, inquired regarding the following:

- what steps are in place to ensure adequate parkland in appropriate areas
- inadequate bike parking

In response to the questions, staff commented that efforts to maximize parkland through the Planning Act are undertaken by working with applicants on all development applications. Staff commented that they will work with the applicant and resident to further address their concerns.

14. Closed Session

Nil

15. Adjournment

PDC162-2023

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, November 20, 2023, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, November 20, 2023

Members Present: Regional Councillor M. Palleschi - Wards 2 and 6
Deputy Mayor H. Singh - Wards 9 and 10
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor N. Kaur Brar - Wards 2 and 6
Regional Councillor D. Keenan - Wards 3 and 4
Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
City Councillor R. Power - Wards 7 and 8

Staff Present: Steve Ganesh, Commissioner, Planning Building and Growth Management
Allan Parsons, Director, Development Services
David Vanderberg, Manager, Planning Building and Economic Development
Angelo Ambrico, Manager, Development Services
Andria Oliveira, Director, Downtown Revitalization
Simran Sandhu, Advisor, Special Projects
Chinoye Sunny, Planner, Development Services
Andrew Ramsammy, Planner, Development Services
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Gagandeep Jaswal, Legislative Assistant

1. Call to Order

The meeting was called to order at 7:00 p.m. and adjourned at 7:06 p.m.

As this Planning and Development Committee Meeting was conducted with electronic and in-person participation by Members of Council, the meeting started with calling the roll for attendance at the meeting, as follows:

Members present during roll call: Regional Councillor Palleschi (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Medeiros, Regional Councillor Fortini, and City Councillor Power.

Members absent during roll call: Regional Councillor Vicente, Regional Councillor Toor, and Mayor Brown (ex officio)

2. Approval of Agenda

PDC163-2023

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

To add:

Item 11.1 re: Item 5.1 - City-Initiated Amendments to the Zoning By-law, City wide

8. Mark Condello, Glen Schnarr and Associates Inc., on behalf of Heritage Heights Landowner Group, dated November 17, 2023
9. Andrew Walker, Gagnon Walker Domes, on behalf of the Brampton Block Plan 40-5 Landowners Group, dated November 20, 2023
10. Colin Chung and Andrew Leung, Glen Schnarr and Associates Inc., on behalf of Digram Developments Brampton Inc. (City File: OZS-2021-0004 & 21T-21001B), dated November 20, 2023
11. Colin Chung and Andrew Leung, Glen Schnarr and Associates Inc., on behalf of Digram Developments Brampton Inc. (City File: C06E16.004), dated November 20, 2023
12. Colin Chung and Andrew Leung, Glen Schnarr and Associates Inc., on behalf of Digram Developments Brampton Inc. (City File: OZS 2021- 0026 & 21T-21006B), dated November 20, 2023
13. Colin Chung and Andrew Leung, Glen Schnarr and Associates Inc., on behalf of Digram Developments Brampton Inc. (City File: C06E16.007), dated November 20, 2023
14. Marc De Nardis, Gagnon Walker Domes, on behalf of Mrs. Sukhjeet Kaur and Mrs. Navsharnjeet Parhar, the Registered Owners of 10196 Bramalea Road, dated November 20, 2023

15. Marc De Nardis, Gagnon Walker Domes, on behalf of RG Consulting Inc. and Creditview 11 Holdings Inc., the Registered Owner of 9401 Creditview Road, dated November 20, 2023

16. Marc De Nardis, Gagnon Walker Domes, on behalf of Essence Holdings Inc., the Registered Owner of '0' and 8265 Churchville Road, dated November 20, 2023

Item 11.2 - Correspondence re: Proposed Legislation to Reverse Previous Decisions on Municipal Official Plans/ Official Plan Amendments, from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated November 16, 2023

Carried

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

Nil

4. Consent Motion

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

(7.1, 7.2, 7.3, 7.4, and 11.2)

The following motion was considered.

PDC164-2023

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

7.1, 7.2, 7.3, 7.4, and 11.2

Carried

Deputy Mayor Singh emphasized that staff continue to consider sustainability metrics and active transportation with respect to all applications.

5. Statutory Public Meeting Reports

- 5.1 Staff Presentation re: City-Initiated Amendments to the Zoning By-law, City wide Item 11.1 was brought forward and dealt with at this time.

In response to the Chair's query if anyone present would like to see a presentation, no one responded. Therefore, the Chair proceeded to adjourn this item.

The following motion was considered.

PDC165-2023

1. That the staff presentation re: **City-Initiated Amendments to the Zoning By-law, City wide** to the Planning and Development Committee Meeting of November 20, 2023, be received; and
2. That the following correspondence re: City-Initiated Amendments to the Zoning By-law, City wide to the Planning and Development Committee Meeting of November 20, 2023, be received:
 1. Mark Condello, Glen Schnarr and Associates Inc., on behalf of 1951 Queen Street West Inc., dated November 16, 2023
 2. Danielle Binder, Building Industry and Land Development Association (BILD), dated November 16, 2023
 3. David Stewart, TACC Developments Inc., dated November 16, 2023
 4. Jennifer Staden, Glen Schnarr and Associates Inc., on behalf of 1212949 Ontario Inc. (Ashley Group of Companies), dated November 17, 2023
 5. Jennifer Staden, Glen Schnarr and Associates Inc., on behalf of Falco Group, dated November 17, 2023
 6. Jennifer Staden, Glen Schnarr and Associates Inc., on behalf of 2769197 Ontario Inc., dated November 17, 2023
 7. Mark Jepp, Paradise Developments, dated November 17, 2023
 8. Mark Condello, Glen Schnarr and Associates Inc., on behalf of Heritage Heights Landowner Group, dated November 17, 2023
 9. Andrew Walker, Gagnon Walker Domes, on behalf of the Brampton Block Plan 40-5 Landowners Group, dated November 20, 2023
 10. Colin Chung and Andrew Leung, Glen Schnarr and Associates Inc., on behalf of Digram Developments Brampton Inc. (City File: OZS-2021-0004 & 21T-21001B), dated November 20, 2023

11. Colin Chung and Andrew Leung, Glen Schnarr and Associates Inc., on behalf of Digram Developments Brampton Inc. (City File: C06E16.004), dated November 20, 2023
12. Colin Chung and Andrew Leung, Glen Schnarr and Associates Inc., on behalf of Digram Developments Brampton Inc. (City File: OZS 2021-0026 & 21T-21006B), dated November 20, 2023
13. Colin Chung and Andrew Leung, Glen Schnarr and Associates Inc., on behalf of Digram Developments Brampton Inc. (City File: C06E16.007), dated November 20, 2023
14. Marc De Nardis, Gagnon Walker Domes, on behalf of Mrs. Sukhjeet Kaur and Mrs. Navsharnjeet Parhar, the Registered Owners of 10196 Bramalea Road, dated November 20, 2023
15. Marc De Nardis, Gagnon Walker Domes, on behalf of RG Consulting Inc. and Creditview 11 Holdings Inc., the Registered Owner of 9401 Creditview Road, dated November 20, 2023
16. Marc De Nardis, Gagnon Walker Domes, on behalf of Essence Holdings Inc., the Registered Owner of 'O' and 8265 Churchville Road, dated November 20, 2023.

Carried

6. Public Delegations (5 minutes maximum)

Nil

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law, 47-1 Country Properties & Castlemore Country Properties, Glen Schnarr & Associates, NE corner of Castlemore Road and Clarkway Drive, File: OZS-2021-0050

The following motion was approved on consent.

PDC166-2023

1. That the report from Angelo Ambrico, Manager, Development Services, re: **Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law, 47-1 Country Properties & Castlemore Country Properties, Glen Schnarr & Associates, NE corner of Castlemore**

Road and Clarkway Drive, File: OZS-2021-0050 to the Planning and Development Committee Meeting of November 20, 2023, be received;

2. That the application for Official Plan and Zoning By-law Amendment submitted by Glen Schnarr & Associates Inc., on behalf of 47-1 Country Properties Ltd and Castlemore Country Properties Ltd. be approved on the basis that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in the Recommendation Report;
3. That the amendment to the Official Plan generally in accordance with the attached Attachment 9 to this report be adopted;
4. That the amendment to the Zoning By-law generally in accordance with the attached Attachment 10 to this report be adopted; and
5. That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22 and Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.2 Staff Report re: Draft Plan of Subdivision and Application to Amend the Zoning By-law, Cedar Developments (Clarkway) Inc., Glen Schnarr & Associates Inc., 10308 Clarkway Drive, Ward 10, File: OZS-2021-0019 & 21T-21005B

The following motion was approved on consent.

PDC167-2023

1. That the report from Andrew Ramsammy, Development Planner, Development Services, re: **Draft Plan of Subdivision and Application to Amend the Zoning By-law, Cedar Developments (Clarkway) Inc., Glen Schnarr & Associates Inc., 10308 Clarkway Drive, Ward 10, File: OZS-2021-0019 & 21T-21005B** to the Planning and Development Committee Meeting of November 20, 2023, be received;
2. That the application for a Draft Plan of Subdivision and to Amend the Zoning By-law submitted by Glen Schnarr & Associates Inc., on behalf of Cedar Developments (Clarkway) Inc., be endorsed, on the basis that it represents good planning, including that it is consistent with the Planning Act, and for the reasons set out in the Planning Recommendation Report;

3. That the amendment to the Zoning By-law generally in accordance with the by-law attached as Attachment 9 of this report be adopted; and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.3 Staff Report re: Draft Plan of Subdivision and Application to Amend the Zoning By-Law, Gore Creek Estates Inc., Glen Schnarr & Associates Inc., 10263 The Gore Road, Ward 10, File: OZS-2021-0041 & 21T-21017B

The following motion was approved on consent.

PDC168-2023

1. That the report from Andrew Ramsammy, Development Planner, Development Services, re: **Draft Plan of Subdivision and Application to Amend the Zoning By-Law, Gore Creek Estates Inc., Glen Schnarr & Associates Inc., 10263 The Gore Road, Ward 10, File: OZS-2021-0041 & 21T-21017B** to the Planning and Development Committee Meeting of November 20, 2023, be received;
2. That the application to Amend the Zoning By-law and for a Draft Plan of Subdivision submitted by Glen Schnarr & Associates Inc., on behalf of Gore Creek Estates Inc., be endorsed, on the basis that it represents good planning, including that it is consistent with the Planning Act, and for the reasons set out in this Planning Recommendation Report;
3. That the amendment to the Zoning By-law generally in accordance with the by-law attached as Attachment 9 of this report be adopted; and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.4 Staff Report re: Application for a Draft Plan of Subdivision and to Amend the Official Plan and Zoning By-law, Digram Developments, c/o Glen Schnarr and Associates Inc., South of Mayfield Road and west of Torbram Road, Ward 9, File: OZS-2021-0026

The following motion was approved on consent.

PDC169-2023

1. That the report from Chinoye Sunny, Development Planner, Development Services, re: **Application for a Draft Plan of Subdivision and to Amend the Official Plan and Zoning By-law, Digram Developments, c/o Glen Schnarr and Associates Inc., South of Mayfield Road and west of Torbram Road, Ward 9, File: OZS-2021-0026** to the Planning and Development Committee Meeting of November 20, 2023, be received;
2. That the application for a Draft Plan of Subdivision and to Amend the Official Plan and Zoning By-law submitted by Glen Schnarr and Associates Inc., on behalf of Digram Developments, be approved on the basis that it is consistent with the Provincial Policy Statement, and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendments to the Official Plan generally in accordance with the attached Attachment 11 to this report be adopted;
4. That the amendments to the Zoning By-law generally in accordance with the attached Attachment 12 to this report be adopted; and
5. That no further notice of public meeting be required for the attached Official Plan Amendment as per Section 22(6.1) and 34(10.4) of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

8. Committee Minutes

Nil

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence re: City-Initiated Amendments to the Zoning By-law, City wide

Dealt with under Item 5.1 - Recommendation PDCXXX-2023

- 11.2 Correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated November 16, 2023, re: Proposed Legislation to Reverse Previous Decisions on Municipal Official Plans/ Official Plan Amendments

The following motion was approved on consent.

PDC170-2023

That the following correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated November 16, 2023, re: **Proposed Legislation to Reverse Previous Decisions on Municipal Official Plans/ Official Plan Amendments**, to the Planning and Development Committee Meeting of November 20, 2023, be received.

Carried

12. Councillor Question Period

Nil

13. Public Question Period

Nil

14. Closed Session

Nil

15. Adjournment

PDC171-2023

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, December 4, 2023, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, December 4, 2023

Members Present: Regional Councillor M. Palleschi - Wards 2 and 6
Deputy Mayor H. Singh - Wards 9 and 10
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
Regional Councillor N. Kaur Brar - Wards 2 and 6
Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor G. Toor - Wards 9 and 10
City Councillor R. Power - Wards 7 and 8

Staff Present: Steve Ganesh, Commissioner, Planning Building and Growth Management
Allan Parsons, Director, Development Services
David Vanderberg, Manager, Planning Building and Economic Development
Angelo Ambrico, Manager, Development Services
Ross Campbell, Manager, Zoning and Sign By-law Services
Michael Kralt, Strategic Leader, Project Management
Arjun Singh, Planner, Development Services
Chinoye Sunny, Planner, Development Services
Rajvi Patel, Planner, Development Services
Andrew Ramsammy, Planner, Development Services
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Gagandeep Jaswal, Legislative Coordinator

1. **Call to Order**

The meeting was called to order at 7:01 p.m. and adjourned at 7:17 p.m.

As this Planning and Development Committee Meeting was conducted with electronic and in-person participation by Members of Council, the meeting started with calling the roll for attendance at the meeting, as follows:

Members present during roll call: Regional Councillor Palleschi (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

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

2. Approval of Agenda

PDC172-2023

That the agenda for the Planning and Development Committee Meeting of December 4, 2023, be approved as published and circulated.

Carried

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

Nil

4. Consent Motion

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

(7.2, 7.6, 7.7, 7.8, and 8.1)

The following motion was considered.

PDC173-2023

That the following item to the Planning and Development Committee Meeting of December 4, 2023, be approved as part of Consent:

7.2, 7.6, 7.7, 7.8, and 8.1

Carried

5. Statutory Public Meeting Reports

- 5.1 Staff Presentation re: Application to Temporarily Amend the Zoning By-law, Di Poce Management Limited, 1217246 Ontario Inc., c/o Celeste Salvagna, 0 Queen Street East, Ward 8, File: OZS-2023-0031

In response to the Chair's query if anyone present would like to see a presentation, no one responded. Therefore, the Chair proceeded to adjourn the public meeting on this item.

(See Item 7.5)

The following motion was considered.

PDC174-2023

1. That the staff presentation re: **Application to Temporarily Amend the Zoning By-law, Di Poce Management Limited, 1217246 Ontario Inc., c/o Celeste Salvagna, 0 Queen Street East, Ward 8, File: OZS-2023-0031** to the Planning and Development Committee Meeting of December 4, 2023, be received.

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Possible Delegations re: Site Specific Amendment to the Sign By-law 399-2002, Manorbay Estates, Trinistar Corporation, 8750 The Gore Road, Ward 8

Peter Fay, City Clerk, confirmed that there were no delegations registered or present at the meeting to address Committee with respect to this matter.

(See Item 7.3)

- 6.2 Possible Delegations re: Site Specific Amendment to the Sign By-law 399-2002, as amended, Centennial Mall Brampton Ltd., 227 Vodden Street East, Ward 1

The following registered delegation was not present at the meeting:

- Edward Brabenec and Vince Cornacchia, Centennial Mall Brampton Ltd.

(See Item 7.4)

- 6.3 Delegation re: Development Application Fee Review – Update (RM 37/2023)

Item 7.1 was brought forward and dealt with at this time.

Peter Simcisko, Watson & Associates Economists Ltd., presented an overview of the review that included project background and scope, introduction, project overview, legislative context, activity based methodology, benchmarking, Zoning

By-law Amendments application processing, fee structure options, rate structure options, and other considerations.

Chair Palleschi referenced the fee structures of other Cities as outlined in the presentation and staff report and commented that the City of Brampton is at different development stage than other Cities.

The following motion was considered.

PDC175-2023

1. That the report from Michael Kralt, Strategic Leader, Project Management, re: **Development Application Fee Review – Update (RM 37/2023)** to the Planning and Development Committee Meeting of December 4, 2023, be received; and
2. That the following delegation re: Development Application Fee Review – Update (RM 37/2023) to the Planning and Development Committee Meeting of December 4, 2023, be received:
 1. Peter Simcisko, Watson & Associates Economists Ltd.

Carried

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: Development Application Fee Review – Update (RM 37/2023)

Dealt with under Item 6.3 - Recommendation PDC175-2023

- 7.2 Staff Report re: Draft Plan of Subdivision and Application to Amend the Zoning By-law, 10365 Gore Developments Limited (Fieldgate), Glen Schnarr & Associates Inc., 10365 The Gore Road, Ward 10, File: OZS-2021-0039 & 21T-21016B

The following motion was approved on consent.

PDC176-2023

1. That the report from Andrew Ramsammy, Development Planner, Development Services, re: **Draft Plan of Subdivision and Application to Amend the Zoning By-law, 10365 Gore Developments Limited (Fieldgate), Glen Schnarr & Associates Inc., 10365 The Gore Road, Ward 10, File: OZS-2021-0039 & 21T-21016B** to the Planning and Development Committee Meeting of December 4, 2023, be received;

2. That the application for a Draft Plan of Subdivision and to Amend the Zoning By-law submitted by Glen Schnarr & Associates Inc., on behalf of 10365 Gore Developments Limited (Fieldgate), be endorsed, on the basis that it represents good planning, including that it is consistent with the Planning Act, and for the reasons set out in the Planning Recommendation Report, dated November 15, 2023;
3. That the amendment to the Zoning By-law generally in accordance with the by-law attached as Attachment 9 of this report be adopted; and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.3 Staff Report re: Site Specific Amendment to the Sign By-law 399-2002, Manorbay Estates, Trinistar Corporation, 8750 The Gore Road, Ward 8

(See Item 6.1)

The following motion was considered.

PDC177-2023

1. That the report from Ross Campbell, Manager, Zoning and Sign By-law Services, re: **Site Specific Amendment to the Sign By-law 399-2002, Manorbay Estates, Trinistar Corporation, 8750 The Gore Road, Ward 8** to the Planning and Development Committee Meeting of December 4, 2023, be received; and
2. That a By-law be passed to amend Sign By-law 399-2002, as amended, to permit the proposed site-specific amendment.

Carried

- 7.4 Staff Report re: Site Specific Amendment to the Sign By-law 399-2002, as amended, Centennial Mall Brampton Ltd., 227 Vodden Street East, Ward 1

No comments were provided on this item.

(See Item 6.2)

The following motion was considered.

PDC178-2023

1. That the report from Ross Campbell, Manager, Zoning and Sign By-law Services, re: **Site Specific Amendment to the Sign By-law 399-2002, as amended, Centennial Mall Brampton Ltd., 227 Vodden Street East, Ward 1** to the Planning and Development Committee Meeting of December 4, 2023, be received; and
2. That a By-law be passed to amend Sign By-law 399-2002, as amended, to permit the proposed site-specific amendment.

Carried

- 7.5 Staff Report re: Application to Temporarily Amend the Zoning By-law, Di Poce Management Limited, 1217246 Ontario Inc., c/o Celeste Salvagna, 0 Queen Street East, Ward 8, File: OZS-2023-0031

No comments were provided on this item.

(See Item 5.1)

The following motion was considered.

PDC179-2023

1. That the report from Rajvi Patel, Development Planner, Development Services, re: **Application to Temporarily Amend the Zoning By-law, Di Poce Management Limited, 1217246 Ontario Inc., c/o Celeste Salvagna, 0 Queen Street East, Ward 8, File: OZS-2023-0031** to the Planning and Development Committee Meeting of December 4, 2023, be received;
2. That the application for a Temporary Zoning By-law Amendment submitted by Di Poce Management Limited/ 1217246 Ontario Inc. be approved, on the basis that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in the Recommendation Report; and
3. That the amendment to the Zoning By-law generally in accordance with the attached Draft Zoning By-law Amendment (Attachment 7) to this report be adopted.

Carried

- 7.6 Staff Report re: Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Emerald Castle Developments Inc (Cachet Developments), Glen Schnarr & Associates Inc., 10431 The Gore Road, Ward 10, File: OZS-2021-0047 & 21T-21019B

The following motion was approved on consent.

PDC180-2023

1. That the report from Andrew Ramsammy, Development Planner, Development Services, re: **Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Emerald Castle Developments Inc (Cachet Developments), Glen Schnarr & Associates Inc., 10431 The Gore Road, Ward 10, File: OZS-2021-0047 & 21T-21019B** to the Planning and Development Committee Meeting of December 4, 2023, be received;
2. That the application for a Draft Plan of Subdivision and to Amend the Zoning By-law submitted by Glen Schnarr & Associates Inc., on behalf of Emerald Castle Developments Inc. (Cachet Developments), be endorsed, on the basis that it represents good planning, including that it is consistent with the Planning Act, and for the reasons set out in the Planning Recommendation Report associated with this decision;
3. That the amendment to the Zoning By-law generally in accordance with the by-law attached as Attachment 9 of this report be adopted; and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.7 Staff Report re: Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Sheridan Capital Management Corp., c/o Candevcon Limited, 10635, 10647, and 0 The Gore Road, Ward 10, File: OZS-2023-0001

The following motion was approved on consent.

PDC181-2023

1. That the report from Arjun Singh, Development Planner, Development Services, re: **Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Sheridan Capital Management Corp., c/o Candevcon Limited, 10635, 10647, and 0 The Gore Road, Ward 10,**

File: OZS-2023-0001 to the Planning and Development Committee Meeting of December 4, 2023, be received;

2. That the application for an Amendment to the Zoning By-law and for a Draft Plan of Subdivision submitted by Candevcon Ltd., on behalf of Sheridan Capital Management Corp., be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendment to the Zoning By-law generally in accordance with the by-law attached as Attachment 9 of this report be adopted, and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.8 Staff Report re: Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Sheridan Capital Management Corp., c/o Matthews Planning & Management Inc., 10797 The Gore Road, Ward 10, File: OZS-2023-0002

The following motion was approved on consent.

PDC182-2023

1. That the report from Chinoye Sunny, Development Planner, Development Services, re: **Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Sheridan Capital Management Corp., c/o Matthews Planning & Management Inc., 10797 The Gore Road, Ward 10, File: OZS-2023-0002** to the Planning and Development Committee Meeting of December 4, 2023, be received;
2. That the application for a Draft Plan of Subdivision and to amend the Zoning By-law submitted by Matthews Planning & Management Ltd., on behalf of Sheridan Capital Management Corp., be approved, on the basis that it is consistent with the Provincial Policy Statement, and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;

3. That the amendments to the Zoning By-law generally in accordance with the attached Attachment 11 to this report be adopted; and
4. That no further notice of public meeting be required for the attached Official Plan Amendment as per Section 22(6.1) and 34(10.4) of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

8. Committee Minutes

8.1 Brampton Heritage Board - Summary of Recommendations - November 21, 2023

The following motion was approved on consent.

PDC183-2023

That the Summary of Recommendations of the Brampton Heritage Board meeting of November 21, 2023, Recommendations HB060-2023 - HB064-2023, to the Planning and Development Committee Meeting of December 4, 2023, be approved as published and circulated.

The recommendations were approved as follows:

HB060-2023

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

HB061-2023

1. That the report from Harsh Padhya, Heritage Planner, Integrated City Planning to the Brampton Heritage Board meeting of November 21, 2023, re: 10020 Mississauga Road – Heritage Impact Assessment be received;
2. That the recommendations of the Heritage Impact Assessment for the property at 10020 Mississauga Road, titled 10020-10054 Mississauga Road & 2036 Bovaird Drive West, Brampton, Ontario, prepared by ERA Architects Inc. dated May 9, 2023 attached as Attachment 1 to this report be accepted; and
3. Prior to the issuance of any permit for all or any part of the alternations, relocation, removal or demolition as set out in this report, including heritage permit, a building permit or a topsoil stripping and grading permit, the owner shall:

- i. Address demolition of the farmhouse under section 34 of the Ontario Heritage Act and section 6 of Ontario Regulation 385/21;
- ii. De-designation, if warranted, be addressed as per the requirements laid in Section 31 of the Ontario Heritage Act;
- iii. Provide Final Commemoration/ Interpretation Plan; and
- iv. Required securities be submitted as a part of development agreement to address implementation of Final Commemoration/ Interpretation Plan.

HB062-2023

1. That the report from Shelby Swinfield, Heritage Planner, dated September 18, 2023, to the Brampton Heritage Board Meeting of November 21, 2023, re: Heritage Report Terms of Reference Documents be received.

HB063-2023

1. That the discussion at the request of Steve Collie, Co-Chair, to the Brampton Heritage Board meeting of November 21, 2023, re: Highlights of Heritage Event on February 10, 2024, be received; and
2. That Clerk's Office staff be requested to send an email reminder to Board members regarding participation at the event.

HB064-2023

That Brampton Heritage Board do now adjourn to meet again on December 12, 2023 at 7:00 p.m.

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

Nil

12. Councillor Question Period

Nil

13. Public Question Period

Nil

14. Closed Session

Nil

15. Adjournment

PDC184-2023

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, January 15, 2024 at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair