



Agenda  
City Council

The Corporation of the City of Brampton

**Date:** Wednesday, January 22, 2025  
**Time:** 9:30 a.m.  
**Location:** Hybrid Meeting - Virtual Option & In-Person in Council Chambers – 4th Floor – City Hall  
**Members:** Mayor Patrick Brown  
Regional Councillor R. Santos  
Regional Councillor P. Vicente  
Regional Councillor N. Kaur Brar  
Regional Councillor M. Palleschi  
Regional Councillor D. Keenan  
Regional Councillor M. Medeiros  
Regional Councillor P. Fortini  
Regional Councillor G. Toor  
City Councillor R. Power  
Deputy Mayor H. Singh

**Accessibility of Documents:** Documents are available in alternate formats upon request. If you require an accessible format or communication support contact the Clerk's Department by email at [city.clerksoffice@brampton.ca](mailto:city.clerksoffice@brampton.ca) or 905-874-2100, TTY 905.874.2130 to discuss how we can meet your needs.

Note: This meeting will be live-streamed and archived on the City's website for future public access.

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1. Call to Order

2. Approval of Agenda

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

4. Adoption of the Minutes

4.1 Minutes – City Council – Regular Meeting – December 11, 2024

5. Consent Motion

The Meeting Chair will review the relevant agenda items during this section of the meeting to allow Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

6. Announcements (2 minutes maximum)

6.1 Proclamations:

a) Kawasaki Disease Awareness Day – January 26, 2025

b) Crime Stoppers Month – January 2025

c) National Day of Remembrance of the Quebec City Mosque Attack and Action Against Islamophobia – January 29, 2025

7. Public Delegations and Staff Presentations (5 minutes maximum)

8. Government Relations Matters

8.1 Staff Update re. Government Relations Matters

*To be distributed prior to the meeting.*

9. Reports from the Head of Council

**10. Reports from Corporate Officials**

10.1 Office of the Chief Administrative Officer

10.2 Legislative Services Operating

10.3 Corporate Support Services

10.4 Planning and Economic Development

10.5 Community Services

10.6 Public Works

10.7 Brampton Transit

10.8 Fire and Emergency Services

**11. Reports from Accountability Officers**

**12. Committee Reports**

12.1 Minutes – Planning and Development Committee – December 9, 2024

*To be received (the recommendations outlined in the minutes were approved by Council on December 11, 2024 pursuant to Resolution CC237-2024).*

12.2 Minutes – Planning and Development Committee – January 13, 2025

Meeting Chair: Regional Councillor Palleschi

*To be approved*

12.3 Summary of Recommendations – Committee of Council – January 15, 2025

Meeting Chair: Regional Councillor Vicente

*To be approved*

*The minutes will be provided for receipt at the Council Meeting of February 5, 2025.*

**13. Unfinished Business**

- 13.1 Staff Report re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., 2424203 Ontario Ltd., 0 McLaughlin Road, Ward 6, File: OZS-2024-0046

To Facilitate: The development of a 10-storey residential building consisting of 105 apartment units.

Location: 0 McLaughlin Road, north of Bovaird Road and west of McLaughlin Road

Staff: Mana Zavalat, Manager, Development Services

*Recommendation*

*Note: Deferred from the Council Meeting of December 11, 2024 pursuant to Resolution C238-2024.*

**14. Correspondence**

**15. Notices of Motion**

**16. Other Business/New Business**

- 16.1 Referred Matters List

Note: In accordance with the Procedure By-law and Council Resolution, the Referred Matters List will be published quarterly on a meeting agenda for reference and consideration. A copy of the current Referred Matters List for Council and its committees, including original and updated reporting dates, is publicly available on the City's website.

**17. Public Question Period**

**15 Minute Limit (regarding any decision made at this meeting)**

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

**18. By-laws**

- 18.1 By-law 3-2025 – To amend By-law 165-2022, as amended, being a by-law to prescribe minimum standards for the maintenance and occupancy of properties in the City of Brampton

Note: Deferred from the Council Meeting of December 11, 2024 pursuant to Resolution C234-2024. The by-law was subsequently revised pursuant to Committee of Council Recommendation CW020-2025.

See Item 12.3 – Summary of Recommendations – Committee of Council – January 15, 2025

- 18.2 By-law 4-2025 – To amend By-law 218-2019, as amended, being a by-law to establish a system of administrative penalties (non-parking)

Note: Deferred from the Council Meeting of December 11, 2024 pursuant to Resolution C234-2024.

See Item 12.3 – Committee of Council Recommendation CW020-2025 – January 15, 2025

- 18.3 By-law 5-2025 – To amend Traffic By-law 93-93, as amended – administrative updates to schedules relating to rate of speed and fire routes

See Item 12.3 – Committee of Council Recommendation CW011-2025 – January 15, 2025

- 18.4 By-law 6-2025 – To amend Traffic By-law 93-93, as amended – schedule relating to community safety zones

See Item 12.3 – Committee of Council Recommendation CW012-2025 – January 15, 2025

- 18.5 By-law 7-2025 – To amend Zoning By-law 270-2004, as amended – Meridian Planning Consultants – Dar Ul Imaan Institute – 8627 Mississauga Road – Ward 4 (File: OZS-2023-0037)

See Planning and Development Committee Recommendation PDC217-2024 – December 9, 2024 (outlined in Item 12.1), approved by Council on December 11, 2024 pursuant to Resolution C237-2024

- 18.6 By-law 8-2025 – To establish certain lands as part of the public highway system (Part 1 on Plan 43R-41640) – Ward 7 (Knightsbridge Road)

- 18.7 By-law 9-2025 – To accept and assume works in Registered Plan 43M-2034 – Markview Home Corp. – south of Mayfield Road and west of The Gore Road – Ward 10 (Planning References: C09E17.008 and 21T-12009B)

- 18.8 By-law 10-2025 – To prevent the application of part lot control to part of Registered Plan 43M-2103 – creation of multiple blocks near Bramalea Road and Countryside

Drive – Ward 9 (PLC-2024-0017)

- 18.9 By-law 11-2025 – To prevent the application of part lot control to part of Registered Plan 43M-2104 – block near Mayfield Road and Bramalea Road – Ward 9 (PLC-2024-0018)

19. **Closed Session**

Note: A separate package regarding this agenda item is provided to Members of Council and senior staff only.

- 19.1 Closed Session Minutes - City Council - December 11, 2024

- 19.2 Closed Session Minutes - Committee of Council - January 15, 2025

- 19.3 OLT Appeal – Ward 6

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

Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and, advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

- 19.4 OLT Appeal - Ward 3

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

Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and, advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

- 19.5 Bill 240 – Peel Transition Implementation Act

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

A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

- 19.6 Ground Lease - Ward 4

Open Meeting exception under Section 239 (2) (c) and (k) of the Municipal Act, 2001:

A proposed or pending acquisition or disposition of land by the municipality or local board; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

**20. Confirming By-law**

20.1 By-law \_\_\_-2024 – To confirm the proceedings of Council at its regular meeting held on January 22, 2025

**21. Adjournment**

**Next Meetings:**

**Wednesday, February 5, 2025 – 9:30 a.m.**

**Wednesday, February 26, 2025 – 9:30 a.m.**



**Minutes**  
**City Council**

**The Corporation of the City of Brampton**

**Wednesday, December 11, 2024**

**Members Present:** Mayor P. Brown  
Regional Councillor R. Santos  
Regional Councillor P. Vicente  
Regional Councillor N. Kaur Brar  
Regional Councillor M. Palleschi  
Regional Councillor D. Keenan  
Regional Councillor Medeiros  
Regional Councillor P. Fortini  
Regional Councillor G. Singh Toor  
City Councillor R. Power  
Deputy Mayor H. Singh

**Members Absent:** Nil

**Staff Present:** M. Kallideen, Chief Administrative Officer  
B. Boyes, Commissioner, Community Services  
S. Ganesh, Commissioner, Planning, Building and Growth Management  
L. Johnston, Commissioner, Legislative Services  
A. Milojevic, Commissioner, Corporate Support Services  
P. Pilateris, Commissioner, Public Works and Engineering  
S. Akhtar, City Solicitor, Legislative Services  
H. Dempster, General Manager, Transit Services  
G. Scharback, City Clerk  
T. Jackson, Legislative Coordinator  
T. Brenton, Legislative Coordinator  
K. Basra, Assistant Legislative Coordinator



## **Minutes – City Council – Regular Meeting – December 11, 2024**

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The meeting was called to order at 9:31 a.m. and recessed at 11:51 a.m. Council moved into Closed Session at 1:00 p.m. and recessed at 1:34 p.m. Council reconvened in Open Session at 1:46 p.m. and adjourned at 1:49 p.m.

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

Mayor Brown confirmed that all Members were present in the meeting.

### **2. Approval of Agenda**

Council discussion took place with respect to proposed amendments to the agenda.

The following motion was considered.

#### **C228-2024**

Moved by Regional Councillor Keenan

Seconded by Regional Councillor Fortini

That the agenda for the Council Meeting of December 11, 2024 be amended as follows:

#### **To withdraw:**

16.2. Discussion Item at the Request of Regional Councillor Santos re: Salvation Army Family Life Resource Centre – Shelter Expansion

#### **To add:**

6.3. Announcement – Ironman Competitor Brampton

Council Sponsor: Regional Councillor Brar

16.3. Discussion Item at the request of Councillor Keenan re: Ronald Webb Commemorative Naming

18.38. By-law 219-2024 – To amend the Mobile Licensing By-Law 67-2014, as amended – to change the Taxicab Tariff meter fee schedule and fare deposit fee

See Item 12.3 – Committee of Council Recommendation CW465-2024

Carried

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

Deputy Mayor Singh declared a Conflict of Interest during Closed Session and later in the meeting in Open Session, with respect to Item 19.6 (Request for Deferral of Development Charges - Ward 10) as his children attend the institution. Deputy Mayor Singh did not participate in Council's consideration of this matter.

**4. Adoption of the Minutes**

**4.1 Minutes – City Council – Regular Meeting – November 20, 2024**

The following motion was considered.

**C229-2024**

Moved by Regional Councillor Palleschi

Seconded by City Councillor Power

That the **Minutes of the Regular City Council Meeting of November 20, 2024** be adopted as published and circulated.

Carried

**5. Consent Motion**

In keeping with Council Resolution C019-2021, Mayor Brown reviewed the relevant agenda items during this section of the meeting and allowed Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

The following items marked with a caret (^) were considered to be routine and non-controversial by Council and were approved as part of the Consent Motion below: **10.3.1, 10.5.1, 12.1, 12.2, 12.3, 12.4, 14.1, 16.1, 19.1, 19.2, 19.3, 19.4, 19.7, and 19.8.**

**C230-2024**

Moved by Regional Councillor Kaur Brar

Seconded by Regional Councillor Vicente

That Council hereby approves the following items and that the various Officials of the Corporation are hereby authorized and directed to take such action as may be necessary to give effect of the recommendations as contained therein: **10.3.1, 10.5.1, 12.1, 12.2, 12.3, 12.4, 14.1, 16.1, 19.1, 19.2, 19.3, 19.4, 19.7, and 19.8:**

**10.3.1.**

1. That the report from Raghu Kumar, Manager, Capital and Development Finance, to the Council Meeting of December 11, 2024, re: **Amendment to the 2024 Development Charges Bylaws**, be received;
2. That Council approve the policy change as outlined in this report;
3. That the Development Charges Bylaws be amended to add the following clause relating to redevelopment credits, as set out in Appendices 1 to 8:
  - Notwithstanding Subsections 23 (1)(i)(a) and 23 (2)(i)(a), for a demolition permit that was issued before the effective date of this Bylaw, the demolition permit issuance date is deemed to be the effective date of this Bylaw for the purposes of Subsections 23 (1)(i)(a) and 23 (2)(i)(a).
4. That Council determine that no further public meeting is required, pursuant to Section 12 of the *Development Charges Act 1997*, as amended.

**10.5.1.**

1. That the report from Ed Fagan, Director, Parks Maintenance & Forestry, dated November 26, 2024 to the City Council Meeting of December 11, 2024, re: **Approval of Various Park Naming Requests (RM 78/2023)**, be received;
2. That the following administratively named parks be permanently named as recommended, subject to successful completion of the public commenting period:
  - i. New Park (Ward 6) to be named Father Roman Galadza;
  - ii. New Park (Ward 6) to be named Jaswant Singh Khalra;
  - iii. Native Landing Parkette (Ward 5) to be renamed Bangan Parkette;
  - iv. Watchman Park (Ward 8) to be renamed Norman Duncan Park; and
  - v. Whitewash Parkette (Ward 5) to be renamed Mashkiki Parkette.
3. That upon successful completion of the public commenting period, staff be directed to install appropriate park signage and undertake notifications for addressing, mapping, operations and emergency services regarding the new park names.

**12.1.**

That the **Minutes of the Planning and Development Committee Meeting of November 4, 2024** be received.

**12.2.**

That the **Minutes of the Committee of Council Meeting of November 13, 2024**, to the Council Meeting of December 11, 2024, be received.

**12.3.**

1. That the **Minutes of the Committee of Council Meeting of November 27, 2024**, to the Council Meeting of December 11, 2024, be received; and,

2. That Recommendations CW436-2024 to CW470-2024 be approved as outlined in the minutes.

**12.4.**

1. That the Minutes of the **Audit Committee Meeting of December 3, 2024**, to the Council Meeting of December 11, 2024, be received; and,

2. That Recommendations AU034-2024 to AU043-2024 be approved as outlined in the minutes.

**14.1.**

That the following correspondence from Bolton residents re. **Item 18.14 – Concerns regarding the Proposed approval of Zoning By-Law 194-2024**, to the Council Meeting of December 11, 2024, be received:

1. Franca Pisani, dated December 10, 2024
2. Carmela Anzelmo, dated December 10, 2024

**16.1.**

That the **Referred Matters List**, to the Council Meeting of December 11, 2024, be acknowledged.

**19.1, 19.2 and 19.3.**

That the following Closed Session minutes be acknowledged and the directions therein be deemed given:

- 19.1. Closed Session Minutes - City Council - November 20, 2024
- 19.2. Closed Session Minutes - Committee of Council - November 27, 2024
- 19.3. Closed Session Minutes - Audit Committee - December 3, 2024

**19.4, 19.7 and 19.8.**

That the following Closed Session item be acknowledged and the directions therein be deemed given:

19.4. Authority to Renew a Lease - Ward 1

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

A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

19.7. Update Re: Labour Relations Negotiations

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

Labour relations or employee negotiations.

19.8. Proposed or Pending Acquisition of Land - Ward 1

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

Proposed or pending acquisition or disposition of land by the municipality or local board.

Carried

See also Resolution C243-2024 with respect to Item 19.4 and Resolution C244-2024 with respect to Item 19.8.

**6. Announcements (2 minutes maximum)**

6.1 Proclamations:

a) The Salvation Army Week – December 16-20, 2024

b) Philippines-Canada Friendship Day – December 1, 2024

Mayor Brown acknowledged and read the proclamation for The Salvation Army Week. A representative from the Salvation Army provided comments in response to the proclamation.

Regional Councillor Santos acknowledged and read the proclamation for Philippines-Canada Friendship Day. A representative from the Philippine Consulate in Toronto provided comments in response to the proclamation.

6.2 Announcement – Sarbat Da Bhala Gurpleab Radiothon

Deputy Mayor Singh, announcement sponsor, provided remarks and on the Radiothon and introduced Jagdish Grewal, (Radio Khabarsaar), Host of Radio Humsafar - 1350 AM.

Jagdish Grewal, representing the Radiothon Committee, along with other representatives from the Committee, announced the result of the Radiothon, acknowledged and thanked participants, sponsors, producers, listeners and donors for their support of this event in support of a second hospital.

Ken Mayhew, President and CEO, William Osler Health System (WOHS), on behalf of the staff and volunteers of WOHS, extended thanks to all those involved with and in support of the event, which raised over \$85 thousand.

6.3 Announcement - Ironman Competitor Brampton

Regional Councillor Brar provided details on the Ironman Competition and announced that Brampton resident Harjit Singh completed the Triathlon in 16 hours and 40 minutes.

Harjit Singh thanked Council for honouring his achievement.

**7. Public Delegations and Staff Presentations (5 minutes maximum)**

7.1 Delegation from Amanda Corbett, Bolton resident, re. Item 18.14 – Concerns regarding the Proposed approval of Zoning By-Law 194-2024

See By-law 194-2024

Amanda Corbett, Bolton resident, provided a presentation outlining concerns regarding approval of the proposed Zoning By-Law 194-2024 for the property located at 10120 Highway 50.

The following motion was considered.

**C231-2024**

Moved by Deputy Mayor Singh

Seconded by City Councillor Power

That the delegation from Amanda Corbett, Bolton resident, re. **Item 18.14 – Concerns regarding the Proposed approval of Zoning By-Law 194-2024**, to the Council Meeting of December 11, 2024, be received.

Carried

- 7.2 Delegation from Payal Mehta, Brampton resident, re. Item 13.1 – Staff Report re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., 2424203 Ontario Ltd., 0 McLaughlin Road, Ward 6, File: OZS-2024-0046

Payal Mehta, Brampton resident, outlined concerns about the impact of their adjacent property should the application to amend the Official Plan and Zoning By-law for 0 McLaughlin Road (Item 13.1) be approved.

The following motion was considered.

**C232-2024**

Moved by Regional Councillor Palleschi

Seconded by Regional Councillor Kaur Brar

That the delegation from Payal Mehta, Brampton resident, re. **Item 13.1 – Staff Report re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., 2424203 Ontario Ltd., 0 McLaughlin Road, Ward 6, File: OZS-2024-0046**, to the Council Meeting of December 11, 2024, be received.

Carried

**8. Government Relations Matters**

- 8.1 Staff Update re. Government Relations Matters

Andrzej Hoffmann, Manager, Government Relations and Public Liaison, Office of the CAO, provided a presentation which included information about Region of Peel, Provincial Government, Federal Government, and Federation of Canadian Municipalities matters.

Council discussion took place with respect to uploading/downloading of services between the City of Brampton and Region of Peel, Additional Residential Units, short-term rentals, the City's Residential Rental Licensing Program, advocacy to the Federal and Provincial Governments, and matters being considered by the Federation of Canadian Municipalities, during which time staff responded to questions.

The following motion was considered.

**C233-2024**

Moved by Regional Councillor Santos

Seconded by Regional Councillor Palleschi

That the staff update re. **Government Relations Matters**, to the Council Meeting of December 11, 2024, be received.

Carried

**9. Reports from the Head of Council**

Nil

**10. Reports from Corporate Officials**

**10.1 Office of the Chief Administrative Officer**

Nil

**10.2 Legislative Services Operating**

**10.2.1 Staff Report re. Occupancy Standards and Overcrowding in Rental Accommodations (RM 63/2024)**

See By-laws 181-2024 and 182-2024

Council discussion took place with respect to occupancy limits, proposed increases in fines for property standards violations, cost recovery measures and advocacy to the Federal and Provincial Governments, costs relating to added infrastructure and community services as a result of an increase in the number of Additional Residential Units,

Staff responded to questions from Council and provided clarification on the information in the report.

A motion, moved by Regional Councillor Santos, was introduced to refer the report to the Committee of Council Meeting of January 15, 2025 and defer the by-laws to the Council meeting of January 22, 2025. As the motion was procedural in nature, a seconder was not required.

The motion was considered as follows.



**C234-2024**

Moved by Regional Councillor Santos

That the report from Allyson Sander, Strategic Leader, Project Management, Legislative Services, to the City Council Meeting of December 11, 2024, re: **Occupancy Standards and Overcrowding in Rental Accommodations (RM 63/2024)**, be **referred** to the Committee of Council meeting of January 15, 2025 and By-laws 181-2024 and 182-2024 be **deferred** to the Council meeting of January 22, 2025.

Carried

10.2.2 Staff Report re. Municipal Services Corporation

An amendment was introduced by Regional Councillor Palleschi to amend Clause 6 ii. and to add an additional clause iii. With assistance and input from staff, the amendments were proposed to read as follows:

II. The Chair of the Planning and Development Committee and the Chair of the Economic Development Section of Committee of Council be appointed as co-vice-chairs of the board of directors;

III. That citizen members be appointed if deemed necessary by the corporation inaugural members, after Council has established a process for the selection of new directors.

Councillor Palleschi outlined the purpose of his amendment and responded to questions from Council.

Staff responded to questions of clarification from Council.

Members of Council outlined comments in support of and in opposition to the proposed amendment.

The following motion to receive the staff report and approved the recommendations, as amended, was considered.

**C235-2024**

Moved by Regional Councillor Palleschi

Seconded by Regional Councillor Toor

1. That the report from Sameer Akhtar, City Solicitor, to the Council Meeting of December 11, 2024, re: **Municipal Services Corporation**, be received;

2. That the Business Case Study for a Municipal Services Corporation, attached as Schedule A, be adopted;

3. That Council approve the adoption of the Policy for Asset Transfer to a Municipal Services Corporation, attached as Schedule B;
4. That the establishment of a municipal services corporation named “Brampton Municipal Holdings Inc.” (or similar name) as described in the business case study and this report, be approved;
5. That the City Solicitor be authorized to execute such documents and undertake such other actions as required to establish the municipal services corporation, including acting as and/or designating incorporating director(s), and drafting and submitting articles of incorporation and other constating documents; and
6. That following the incorporation of the municipal services corporation:
  - i. The Mayor be appointed the chair of the board of directors; and
  - ii. The Chair of the Planning and Development Committee and the Chair of the Economic Development Section of Committee of Council be appointed as co-vice-chairs of the board of directors;
  - III. That citizen members be appointed if deemed necessary by the corporation inaugural members, after Council has established a process for the selection of new directors.

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

Yea (8): Mayor Patrick Brown, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Kaur Brar, Regional Councillor Palleschi, Regional Councillor Keenan, Regional Councillor Toor, and Deputy Mayor Singh

Nay (3): Regional Councillor Medeiros, Regional Councillor Fortini, and City Councillor Power

Carried (8 to 3)

### 10.3 Corporate Support Services

#### 10.3.1 ^ Staff Report re. Amendment to the 2024 Development Charges By-laws

**Dealt with under Consent Resolution C230-2024**

10.3.2 Staff Report re. Prepayment Agreements to Incentivize Housing Developments

A motion, moved by Regional Councillor Palleschi, was introduced to defer this matter to a Council meeting in the New Year. As the motion was procedural in nature, a seconder was not required.

The motion was considered as follows.

**C236-2024**

Moved by Regional Councillor Palleschi

That the matter regarding Prepayment Agreements to Incentivize Housing Developments be **deferred** to a Council meeting in the New Year.

Carried

10.4 Planning and Economic Development

Nil

10.5 Community Services

10.5.1 ^ Staff Report re. Approval of Various Park Naming Requests (RM 78/2023 and RM 83/2023)

**Dealt with under Consent Resolution C230-2024**

10.6 Public Works

Nil

10.7 Brampton Transit

Nil

10.8 Fire and Emergency Services

Nil

**11. Reports from Accountability Officers**

Nil

**12. Committee Reports**

12.1 ^ Minutes – Planning and Development Committee – November 4, 2024

**Dealt with under Consent Resolution C230-2024**

Note: The recommendations outlined in the Minutes were approved, as amended, by Council on November 20, 2024 pursuant to Resolution C221-2024.

12.2 ^ Minutes – Committee of Council – November 13, 2024

**Dealt with under Consent Resolution C230-2024**

Note: The recommendations outlined in the minutes were approved by Council on November 20, 2024 pursuant to Resolution C222-2024.

12.3 ^ Minutes – Committee of Council – November 27, 2024

**Dealt with under Consent Resolution C230-2024**

The recommendations approved under Consent are as follows.

**CW436-2024**

That the agenda for the Committee of Council Meeting of November 27, 2024 be approved, as amended, as follows:

**To Add:**

5.1. Announcement – Boxing Hall of Fame

15.4. Regarding Agenda Item 8.2.6

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

A proposed or pending acquisition or disposition of land by the municipality or local board.

15.5. Open Meeting exception under Section 239 (2) (k) of the Municipal Act, 2001:

A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

**CW437-2024**

That the following items to the Committee of Council Meeting of November 27, 2024 be approved as part of Consent: **7.1, 8.2.1, 8.2.3, 8.2.4, 8.2.8, 8.2.9, 8.2.10, 9.2.1, 9.2.2, 9.2.5, 9.2.6, 11.2.1, 11.2.2, 12.2.1, 15.1, 15.2**

**CW438-2024**

That the delegation from Brian Hobbs, Executive Director, and Sarah Smith, Development Coordinator, Peel Learning Foundation, to the Committee of Council Meeting of November 27, 2024, re: **2024 Hopeful Tomorrows Campaign in Support of the Student Emergency Needs Program**, be received.

**CW439-2024**

That the delegation from Michael Vickers, Executive Director, Brampton Arts Organization (BAO), to the Committee of Council Meeting of November 27, 2024, re: **BAO Fall Updates and Brampton Poetry Project**, be received.

**CW440-2024**

That the delegation from Cheyenne Zierler, Senior Planning Manager, Shared Tower Inc., to the Committee of Council Meeting of November 27, 2024, re: **Telecommunication Infrastructure on City-Owned Lands - Teramoto Park - Ward 5**, be referred to staff for consideration.

**CW441-2024**

That the delegation from Steve Kerr, Ambassador of Peace, Pastor Chaplain, Brampton International Entertainment Festival, to the Committee of Council Meeting of November 27, 2024, re: **Request for Building and Funding Support**, be received.

**CW442-2024**

1. That the following delegations to the Committee of Council Meeting of November 27, 2024, re: **Committee of Adjustment Concerns**, be referred to staff for consideration:

1. Tushar Mahendra, Brampton Resident
2. Kathleen McDermott, Brampton Resident

2. That the diversity and equity training module be required to be completed by all members of the Committee of Adjustment by December 20, 2024, or that they be at risk of removal by Council as member; and

3. That the Chair, Citizen Appointments Committee, consider convening a meeting to consider such appointments.

**CW443-2024**

That the delegation from Jeffrey Takeuchi, Senior Land Development Planner, Digram Developments Inc., to the Committee of Council Meeting of November 27, 2024, re: **Street Name and Park Name Request**, be **referred** to staff for consideration.

**CW444-2024**

That the delegation from Khrih Handa, Brampton Resident, to the Committee of Council Meeting of November 27, 2024, re: **Expansion of the Leaf Vacuum Program**, be **referred** to staff for consideration and report back in conjunction with the 2025 Budget.

**CW445-2024**

That the delegation from Sylvia Roberts, Brampton Resident, to the Committee of Council Meeting of November 27, 2024, re: **Item 9.3.1 - Notice of Motion - Paid Overnight Parking System**, be received.

**CW446-2024**

That staff be directed to report back to Council with a recommendation related to the feasibility of implementing a neighbourhood parking pilot project, similar to the Milton model, with consideration given to utilizing underused city space for the proposed pilot project.

**CW447-2024**

That the delegation from Sylvia Roberts, Brampton Resident, to the Committee of Council Meeting of November 27, 2024, re: **Request to Begin Procurement - Road Resurfacing Projects - All Wards**, be received.

**CW448-2024**

That the report from Mohammad H. Rahman, Project Manager, Capital Works, Public Works and Engineering, to the Committee of Council Meeting of November 27, 2024, re: **Request to Begin Procurement for Road Resurfacing Projects – All Wards**, be **referred** back to staff to provide further rationalization, and that detail be provided for a single versus a two-year contract structuring.

**CW449-2024**

That the presentation by Andrzej Hoffmann, Manager, Government Relations and Public Liaison, Office of the CAO, to the Committee of Council Meeting of November 27, 2024, re: **Government Relations Matters**, be received.

**CW450-2024**

1. That the report from Vincent Rodo, Director, Organizational Performance and Equity, Diversity and Inclusion, Corporate Support Services, to the Committee of Council Meeting of November 27, 2024, re: **Memorandum of Understanding (MOU) with the Brampton Public Library (RM 82/2023)**, be received;
2. That the Chief Administrative Officer (CAO) be authorized to approve the MOU between the City of Brampton (the “City”) and the Brampton Public Library Board (the “Library”) for support services to be provided by the City to the Library;
3. That the City approve MOU be forwarded to the Library for consideration; and
4. That the Community Services and Facilities Operations & Maintenance MOU dated January 23, 2019, and the Technology Acquisition, Administration and Support MOU dated December 5, 2014, be rescinded upon execution of the MOU.

**CW451-2024**

1. That the report from Michael Herall, Director, Environment and Development Engineering, Planning, Building and Growth Management, to the Committee of Council Meeting of November 27, 2024, re: **Request to Begin Procurement – Riverwalk Construction Manager Services – Wards 1 and 3**, be received; and
2. That Council authorize the Purchasing Agent to begin the procurement of the Riverwalk Construction Manager for construction services to deliver the capital works for the Downtown Brampton Flood Protection.

**CW452-2024**

That the report from Bennett Kim, Real Estate Coordinator, Realty Services, Office of the CAO, to the Committee of Council Meeting of November 27, 2024, re: **Agreements Executed by Administrative Authority for July 1, 2024 to September 30, 2024**, be received.

**CW453-2024**

1. That the report from Jason Tamming, Director, Strategic Communications, Tourism and Events, Corporate Support Services, to the Committee of Council

Meeting of November 27, 2024, re: **Important and Commemorative Dates 2025**, be received; and

2. That Council approve the proposed 2025 Commemorative Dates Listing and recommended tactics (Appendix A).

**CW454-2024**

1. That the report from Kartik Sengar, Manager, Finance, Corporate Support Services, to the Committee of Council Meeting of November 27, 2024, re: **2025 User Fees – Community Services, Corporate Support Services, Legislative Services, Public Works and Engineering, Planning, Building and Growth Management, and Office of the CAO**, be received;

2. That the user fee charges proposed for 2025, as set out in Schedules A to J of this report, be approved, with the exception of the proposed increase to stormwater management charges, which is to be referred to Budget considerations; and

3. That a by-law be brought forward for Council's consideration to establish a new User Fee By-law, and to repeal By-law 380-2003, as amended.

**CW455-2024**

That the report from Mark Medeiros, Senior Manager, Financial Planning and Analytics, Finance, Corporate Support Services, to the Committee of Council Meeting of November 27, 2024, re: **2024 Third Quarter Operating Budget Forecast**, be received.

**CW456-2024**

That the report from Raghu Kumar, Manager, Capital and Development, Finance, Corporate Support Services, to the Committee of Council Meeting of November 27, 2024, re: **2024 Development Charges By-laws Amendment – Public Meeting**, be received.

**CW457-2024**

1. That the report from Mark Medeiros, Chief Budget Officer, Finance, Corporate Support Services, to the Committee of Council Meeting of November 27, 2024, re: **2024 Third Quarter Reserve Report**, be received; and

2. That surplus funding in Reserve #200 - Debt Repayment Reserve in the amount of \$13,594,000 be transferred to Reserve 4 - Asset Replacement Reserve, including any interest accrued on these funds prior to transfer.



**CW458-2024**

1. That the report from Maja Kuzmanov, Senior Manager Accounting Services/Deputy Treasurer, Corporate Support Services, to the Committee of Council Meeting of November 27, 2024, re: **2024 Third Quarter Capital Project Financial Status Report**, be received;
2. That the Treasurer be authorized to amend budgets for Capital Projects listed in Schedule D of this report;
3. That the projects identified in Schedule E be reviewed as part of the 2025 Budget, subject to Commitments; and
4. That staff develop recommendations to achieve Council's objective of strategically utilizing dormant capital funding and address Council's direction at that time.

**CW459-2024**

1. That the report from Fermin Pico, Project Leader, Transit Services, to the Committee of Council Meeting of November 27, 2024, re: **Request to Begin Procurement Various Transit Goods and Services**, be received; and
2. That the Purchasing Agent be authorized to commence procurement, in accordance with the Purchasing By-Law for:
  - a) Fully formulated conventional diesel engine coolant.
  - b) Transit bus body and structure repairs.
  - c) Transit bus air conditioning preventative maintenance, repair services, and supply of spare parts.
  - d) Supply and delivery of aftermarket bus parts.
  - e) Towing services for light, medium, and heavy vehicles
  - f) Transit bus safety inspections, preventative maintenance, and on-demand repair services.

**CW460-2024**

1. That the report from Rod Landry, Supervisor, Traffic Outside Services, Public Works and Engineering, to the Committee of Council Meeting of November 27, 2024, re: **Request to Begin Procurement – Retro-reflectivity Inspection and Signs Inventory Data Collection Services for a Three-Year Initial Term with Two Optional One-Year Terms**, be received; and

2. That the Purchasing Agent be authorized to commence procurement for the Retro-reflectivity Inspection and Signs Inventory Data Collection Services.

**CW461-2024**

1. That the report from Van Thai, Street Lighting Supervisor, Roads Maintenance and Operations and Fleet, Public Works and Engineering, to the Committee of Council Meeting of November 27, 2024, re: **Request to Begin Procurement - Underground Locates Services for Street Lighting, Traffic Signals, Transit and Storm Sewers for a Two-Year Period with three additional one year optional renewal periods – All Wards**, be received; and;

2. That the Purchasing Agent be authorized to commence the procurement for underground locates services for street lighting, park and pathway lighting, traffic signal, transit and storm sewers.

**CW462-2024**

1. That the report from Kevin Minaker, Manager, Traffic Operations and Parking, Roads Maintenance, Operations and Fleet, Public Works and Engineering, to the Committee of Council Meeting of November 27, 2024, re: **Turn Restrictions - McLaughlin Road North and Denison Avenue - Ward 1**, be received; and

2. That a by-law be passed to amend Traffic By-law 93-93, as amended, to implement a westbound left turn restrictions at the intersection of McLaughlin Road North and Denison Avenue Monday to Friday between 3 p.m. and 6 p.m.

**CW463-2024**

1. That the report from Binita Poudyal, Traffic Operations Technologist, Road Maintenance, Operations and Fleet, Public Works and Engineering, to the Committee of Council Meeting of November 27, 2024, re: **Traffic By-law 93-93 – Administrative Update**, be received; and

2. That a by-law be passed to amend Traffic By-law 93-93, as amended, as outlined in the subject report.

**CW464-2024**

That the correspondence from Anthony Melo, Brampton Resident, to the Committee of Council Meeting of November 27, 2024, re: **Item 9.2.3 - Staff Report re: Request to Begin Procurement - Road Resurfacing Projects - All Wards**; be received.

**CW465-2024**

1. That the report from Kevin Lindegaard, Manager, Licensing Enforcement, Enforcement and By-law Services, Legislative Services, dated November 27, 2024, re: **Taxicab Tariff Increase and Fee Renewal Reduction**, be received;
2. That an increase to the taxicab tariff to \$4.75 drop rate, be implemented for the taxicab industry in the City of Brampton;
3. That the meter rate distance as outlined in Appendix H – Mobile Licensing By-law 67-2014, be reduced from 141 meters to 125 meters;
4. That Mobile Licensing By-law Schedule 4, Part IV section 9(l) be amended to allow a security deposit not exceeding \$20 at any time if required by the driver, prior to the start of a trip; and,
5. That the City of Brampton licensing fee for taxi plate renewals be reduced by \$100 in 2025 as set out in this report.

**CW466-2024**

That the report from Shane Keyes, Manager, Property Standards, Enforcement and By-law Services, Legislative Services, to the Committee of Council Meeting of November 27, 2024, re: **Information Report - Property Standards Audit Update (RM 33/2024)**, be received.

**CW467-2024**

1. That the report from Andrea Williams, Sector Manager, Advanced Manufacturing, Economic Development, Office of the CAO, to the Committee of Council Meeting of November 27, 2024, re: **Brampton's Business Climate Partnership Program**, be received;
2. That Economic Development staff work with the Toronto and Region Conservation Authority's (TRCA), Partners in Project Green (PPG) to develop a partnership program for Brampton businesses to reduce greenhouse gas emissions, promote energy conservation and support sustainability practices; and
3. That staff report back to Council on the results of this program in Q4 of 2025.

**CW468-2024**

That Committee proceed into Closed Session to discuss matters pertaining to the following:

15.3 Tenant Rent Review – Ward 3

Open Meeting exception under Section 239 (2) (c) and (k) of the Municipal Act, 2001:

A proposed or pending acquisition or disposition of land by the municipality or local board; and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

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

A proposed or pending acquisition or disposition of land by the municipality or local board - re: Agenda Item 8.2.6

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

A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

**CW469-2024**

That the report from Demarr Royal, Real Estate Coordinator, Strategic Services and Initiatives, Office of the CAO, to the Committee of Council Meeting of November 27, 2024, re: **Surplus Declaration and Disposal of a portion of City Owned Lands at 40 and 0 Aurora Place – Ward 2**, be **referred** back to staff.

**CW470-2024**

That the Committee of Council do now adjourn to meet again on Wednesday, January 15, 2024, or at the call of the Chair.

12.4 ^ Minutes – Audit Committee – December 3, 2024

**Dealt with under Consent Resolution C230-2024**

The recommendations approved under Consent are as follows.

**AU034-2024**

That the agenda for the Audit Committee Meeting of December 3, 2024, be approved, as published and circulated.

**AU035-2024**

That the following items to the Audit Committee Meeting of December 3, 2024 be approved as part of Consent: **6.3, 6.4**

**AU036-2024**

1. That the delegation from Maria Khoushnood, Lead Audit Engagement Partner, KPMG, to the Audit Committee Meeting of December 3, 2024, re: **KPMG Audit Plan for the 2024 Fiscal Year**, be received;
2. That the report from Maja Kuzmanov, Senior Manager, Accounting Services/Deputy Treasurer, Corporate Support Services, to the Audit Committee Meeting of December 3, 2024, re: **KPMG Audit Plan for the 2024 Fiscal Year**, be received; and
3. That the Audit Planning Report for the Year Ending December 31, 2024, prepared by KPMG LLP, Chartered Accountants (KPMG LLP), to the Audit Committee, be received.

**AU037-2024**

1. That the report from Brad Cecile, Manager, Internal Audit, to the Audit Committee Meeting of December 3, 2024, re: **Road Resurfacing Audit 2024 Report**, be received;
2. That the recommendations contained in Appendix 1: Road Resurfacing Audit 2024 Report, be approved; and
3. Whereas the current format of internal audit reports places management action plans and responses in an appendix, which may limit their visibility to stakeholders reviewing the reports; and

Whereas integrating management action plans and responses into the main body of the report would improve clarity, ensure greater transparency, and provide stakeholders with a comprehensive understanding of audit findings, including management's commitments and the specific steps planned to address recommendations, thereby enabling more informed decision-making;

Therefore Be It Resolved that Internal Audit adopts an updated reporting format that incorporates management action plans and responses directly within the main body of audit reports, immediately following each audit finding and recommendation. Furthermore, the revised format shall be implemented by the first Audit Committee meeting of 2025.

**AU038-2024**

1. That the report from Mia Cui, Manager, Internal Audit, to the Audit Committee Meeting of December 3, 2024, re: **Fire Fleet Asset Management 2024 Audit Report**, be received; and
2. That the recommendations contained in Appendix 1: Fire Fleet Asset Management 2024 Audit Report, be approved.

**AU039-2024**

That the report from Richard Gervais, Senior Advisor - IT Audit, Internal Audit, to the Audit Committee Meeting of December 3, 2024, re: **Internal Audit Work Plan Status Update Q4- 2024**, be received.

**AU040-2024**

That the report from Richard Gervais, Senior Advisor - IT Audit, Internal Audit, to the Audit Committee Meeting of December 3, 2024, re: **Corporate Ethics Hotline Quarterly Report – Q4 2024**, be received.

**AU041-2024**

1. That the report from Kevin Mahadeo, Advisor, Research, Administrative Services and Special Projects, Internal Audit, to the Audit Committee Meeting of December 3, 2024, re: **Internal Audit Strategy 2024-2026**, be received; and,
2. That the full strategy document included in Appendix 1 – Internal Audit Strategy 2024-2026, be approved.

**AU042-2024**

That Committee proceed into Closed Session to discuss matters pertaining to the following:

11.1 Cyber Security Audit – 2024

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

The security of the property of the municipality or local board.

**AU043-2024**

That the Audit Committee do now adjourn to meet again for a regular meeting on Tuesday, February 11, 2025 at 9:30 a.m. or at the call of the Chair.

12.5 Summary of Recommendations – Planning and Development Committee – December 9, 2024

Council varied the order of business and considered the subject minutes after Item 13.1.

The following motion was considered.

**C237-2024**

Moved by Regional Councillor Palleschi

Seconded by Regional Councillor Santos

1. That the **Summary of Recommendations from the Planning and Development Committee Meeting of December 9, 2024**, be received; and,
2. That Recommendations PDC208-2024 to PDC231-2024 be approved as outlined in the summary.

Carried

The recommendations were approved as follows.

**PDC208-2024**

That the agenda for the Planning and Development Committee Meeting of December 9, 2024, be approved, as amended, as follows:

**To add**

Item 7.12: Staff Report re: Application to Amend the Zoning By-law, G-Force Urban

Planners and Consultants, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045

**PDC209-2024**

That the following items to the Planning and Development Committee Meeting of December 9, 2024, be approved as part of Consent: **7.1, 7.2, 7.3, 7.4, 7.6, 7.10, and 7.11**

**PDC210-2024**

That the presentation from David VanderBerg, Manager, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **City-Initiated Zoning By-law Amendment, Residential Driveway Standards, Wards 1, 2, 3, 4, 5, 7 and 8 (RM 67/2024)**, be received.

**PDC211-2024**

1. That the presentation from Arjun Singh, Planner, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Avalon Developments Inc., Blackthorn Development Corporation, 137 Steeles Avenue West, Ward 4, File: OZS-2024-0040**, be received; and
2. That the delegation from Joe Cimer, MSH Planning, re: Application to Amend the Official Plan and Zoning By-law, Avalon Developments Inc., Blackthorn Development Corporation, 137 Steeles Avenue West, Ward 4, File: OZS-2024-0040 to the Planning and Development Committee Meeting of December 9, 2024, be received.

**PDC212-2024**

1. That the presentation from Yin Xiao, Principle Planner/Supervisor, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Application to Amend the Official Plan and Zoning By-law, MHBC Planning Limited, 11722 Mississauga RD JV, 1000302127 Ontario Inc., 11722 Mississauga Road, Ward 6, File: OZS-2024-0063**, be received; and
2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, MHBC Planning Limited, 11722 Mississauga RD JV, 1000302127 Ontario Inc., 11722 Mississauga Road, Ward 6, File: OZS-2024-0063 to the Planning and Development Committee Meeting of December 9, 2024, be received;
  1. Harpreet Singh Behl and Gurkiran Kaur Behl, Brampton Residents
  2. Peter and Sheila Smith, Brampton Residents
  3. Ajit Singh Sahota, Brampton Resident

**PDC213-2024**

That the delegation from Payal Mehta, Brampton Resident, re: **Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., 2424203 Ontario Ltd., 0 McLaughlin Road, Ward 6, File: OZS-2024-0046** to the Planning and Development Committee Meeting of December 9, 2024, be received.



**PDC214-2024**

1. That the report from Samantha Dela Pena, Planner, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Draft Plan of Subdivision and Application to Amend the Secondary Plan and Zoning By-law, Senwood Development Inc., Candevcon Limited, 10159 The Gore Road, Ward 10, File: OZS-2021-0038**, be received;
2. That Draft Plan of Subdivision and Application to Amend the Secondary Plan and Zoning By-Law submitted by Candevcon Limited on behalf of Senwood Development Inc., File OZS-2021-0038 & 21T-21015B, be endorsed, on the basis that it represents good planning, including that it is consistent with the Planning Act, and for the reasons set out in this Planning Recommendation Report; and
3. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

**PDC215-2024**

1. That the report from Angelo Ambrico, Manager, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Opal Valley Developments, Candevcon Limited, 11185 Airport Road, Ward 10, File: OZS-2021-0046**, be received;
2. That the application for a Draft Plan of Subdivision and to Amend the Zoning By-law submitted by Candevcon Limited on behalf of Opal Valley Developments Inc. be approved on the basis that it is consistent with the Provincial Policy Statement, and the City's Official Plan, and for the reasons set out in this Recommendation Report; and
3. That the amendments to the Zoning By-law generally in accordance with the attached Attachment 12 to this report be adopted.

**PDC216-2024**

1. That the report from Chinoye Sunny, Planner, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Greenvale Homes Ltd., KLM Planning Partners, 2648 Countryside Drive, Ward 10, File: OZS-2021-0065**, be received;

2. That the application for a Zoning By-law Amendment and Draft Plan of Subdivision submitted by KLM Planning Partners on behalf of Greenvale Homes Ltd. be approved on the basis that it is consistent with the Provincial Policy Statement, and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendments to the Zoning By-law generally in accordance with the attached Attachment 12 to this report be adopted; and
4. That no further notice of public meeting be required for the attached Zoning By-law Amendment as per Section 34(10.4) of the Planning Act, R.S.O. c.P. 13, as amended.

**PDC217-2024**

1. That the report from Satwant Hothi, Planner, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Application to Amend the Zoning By-law, Meridian Planning Consultants, Dar Ul Imaan Institute, 8627 Mississauga Road, Ward 4, File: OZS-2023-0037**, be received;
2. That the application for an Amendment to the Zoning By-law, on behalf of Dar ul Imaan Institute (File: OZS-2023-0037) be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Planning Statement and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendment to the Zoning By-law generally in accordance with the Attachment 10 to this report be adopted; and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 (10.4) of the Planning Act, R.S.O., as amended.

**PDC218-2024**

That the report from Mana Zavalat, Manager, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., 2424203 Ontario Ltd., 0 McLaughlin Road, Ward 6, File: OZS-2024-0046**, be referred to the City Council meeting of December 11, 2024.

**PDC219-2024**

1. That the report from Arjun Singh, Planner, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re:

**Application to Amend the Zoning By-law, Glen Schnarr and Associates Inc., Castlemore Country Properties and 47-1 Country Properties Limited, 5076 Old Castlemore Road, Ward 10, File: OZS-2024-0049, be received;**

2. That the application for an Amendment to the Zoning By-law submitted by Glen Schnarr and Associates., on behalf of Castlemore Country Properties & 47-1 Country Properties Limited. (File: OZS-2024-0049) be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;

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

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

**PDC220-2024**

1. That the report from Harjot Sra, Planner, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., 2811135 Ontario Inc., 2803832 Ontario Inc., 1283, 1298, 1300, and 1306 Queen Street West, Ward 5, File: OZS-2023-0024, be received;**

2. That the Application to Amend the Official Plan and Zoning By-Law, Gagnon Walker Domes Ltd – 2811135 Ontario Inc., 2803832 Ontario Inc., Ward: 5, (File: OZS-2023-0024), be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, the newly approved Provincial Planning Statement and conforms to the City's Official Plan for the reasons set out in the Planning Recommendation Report, dated December 9th, 2024;

3. That the amendments to the Official Plan, as generally attached as Attachment 12, to this report to be adopted;

4. That the amendments to the Zoning By-Law, as generally attached as Attachment 13, to this report be adopted; and

5. That prior to forwarding the implementing zoning by-law to Council for enactment, a letter is to be received from the landowner confirming they are agreeable to making access arrangements in relation to the abutting lands to the west through a future site plan application, and that a conceptual design for this

access arrangement be provided, to the satisfaction of the Commissioner of Planning, Building and Growth Management.

**PDC221-2024**

1. That the presentation from Charton Carscallen, Principal Planner/Supervisor, Integrated City Planning, to the Planning and Development Committee Meeting of December 9, 2024, re: **Bill 23 and Changes to the Heritage Act**, be received;
2. That the report from Charlton Carscallen, Principal Planner/Supervisor, Integrated City Planning, to the Planning and Development Committee Meeting of December 9, 2024, re: **Updates to the Heritage Register and Related Matters as a result of Implementation of Provincial Bills 23 and 200**, be received;
3. That staff develop and implement a public consultation plan Strategic Communications regarding bills 23 and 200 and Heritage Conservation and property Designation that focuses on the greater downtown area;
4. That following the consultation, staff will **report back** to Council to initiate a program of Designation of Heritage Properties for Council's consideration under Part IV of the Heritage Act for properties identified in Attachments A and B;
5. That staff be directed to investigate the implementation of the Heritage Incentive Tax Rebate as identified in Section 365.2 of the Planning Act and to **report back** to Council by Q2 2025; and
6. That the Paul Willoughby Heritage Incentive Grant be increased to a maximum of \$25,000 from the current limit of \$10,000 effective Q1 of 2026.

**PDC222-2024**

That the presentation from Carolyn Crozier, Strategic Leader, Project Management, to the Planning and Development Committee Meeting of December 9, 2024, re: **Proposed Fee Changes for Committee of Adjustment Applications**, be received.

**PDC223-2024**

1. That the report from Carolyn Crozier, Strategic Leader, Project Management, to the Planning and Development Committee Meeting of December 9, 2024 re: **Proposed Fee Changes for Committee of Adjustment Applications (RM 66/2024)**, be received; and
2. That Schedule A to the Tariff of Fees By-law with respect to Planning and Other Municipal Applications By-law 85-96, as amended, be further amended to

reflect the fee changes as set out in Attachment A of this report, to be effective following Council ratification for January 1, 2025.

**PDC224-2024**

That the report from Charles Ng, Planner, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Application to Amend the Zoning By-law, G-Force Urban Planners and Consultants, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045**, be referred to the City Council meeting of December 11, 2024.

**PDC225-2024**

That the Minutes of the Brampton Heritage Board meeting of November 19, 2024, Recommendations HB046-2024 - HB048-2024 and HB050-2024 - HB051-2024, to the Planning and Development Committee Meeting of December 9, 2024, be approved; and

That Recommendation HB049-2024 be approved, as amended, as follows:

**HB049-2024**

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board Meeting of November 19, 2024, re: **Heritage Impact Assessment, 76 Main Street South – Ward 3**, be received; and
2. That staff be directed to work with the applicant to halt the designation process and preserve the property in another manner.

**HB046-2024**

That the agenda for the Brampton Heritage Board Meeting of November 19, 2024 be approved, as amended:

**To add:**

- 9.3 Report by Arpita Jambekar, Heritage Planner, re: **Revised Scoped Heritage Impact Assessment and Heritage Permit Phase II of 10254 Hurontario St – Ward 2**

**HB047-2024**

1. That the report from Arpita Jambekar, Heritage Planner to the Brampton Heritage Board Meeting of November 19, 2024, re: **Heritage Designation of 18 River Road - Ward 6**, be received;
2. That designation of the property at 18 River Road under Part IV, Section 29 of the Ontario Heritage Act (the “Act”) be approved;

3. That staff be authorized to publish and serve the Notice of Intention to Designate for the property at 18 River Road in accordance with the requirements of the Act;
4. That in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
5. That in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Land Tribunal, and;
6. That staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

**HB048-2024**

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board Meeting of November 19, 2024, re: **Heritage Permit, Documentation, Salvage and Interpretation Plan for 10020 Mississauga Road - Ward 6**, be received;
2. That the Heritage Impact Assessment Addendum, Heritage Documentation and Salvage Plan and Heritage Interpretation Plan for 10020 Mississauga Road prepared by ERA, dated September 10, 2024, be received; and,
3. That the Heritage Permit application for demolition of the house at 10020 Mississauga Road be approved, as recommended by the Heritage Impact Assessment Addendum, subject to the following conditions:
  - i. that the demolition and deconstruction of the subject property follow the process elaborated in the Appendix II of the Documentation and Salvage Plan for the property;
  - ii. that the architect and/or heritage consultant monitors demolition and deconstruction work to ensure that salvaged material is inventoried and stored appropriately and reused as part of the new commemoration features as recommended in the Documentation and Salvage Plan.

**HB049-2024**

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board Meeting of November 19, 2024, re: **Heritage Impact Assessment, 76 Main Street South – Ward 3**, be received; and
2. That staff be directed to work with the applicant to halt the designation process and preserve the property in another manner.

**HB050-2024**

1. That the report from Arpita Jambekar, Heritage Planner, dated November 18, 2024, to the Brampton Heritage Board Meeting of November 19, 2024, re: **Revised Scoped Heritage Impact Assessment and Heritage Permit of Phase II for 10254 Hurontario St - Ward 2** be received;
2. That the revised scoped Heritage Impact Assessment for 10254 Hurontario St prepared by AREA Architects, dated November 1, 2024 for Phase 2 of the proposed alterations and additions to the property be received; and,
3. That the Heritage Permit application submitted on November 12, 2024 for Phase 2: Daycare Ground and Second floor addition on West (rear) façade of 10254 Hurontario St, be approved, as recommended by the Heritage Impact Assessment, subject to the following condition, as recommended by heritage staff:
  - i. that the architect and/or heritage consultant monitors construction work to ensure that original features are preserved wherever possible and that all new work is compatible and completed to the same high standard as the existing.

**HB051-2024**

That Brampton Heritage Board do now adjourn to meet again on January 21, 2025 at 7:00 p.m.

**PDC226-2024**

That the correspondence from Nick Pileggi, Macaulay Shiomi Howson Ltd., on behalf of Pier Pointe Inc., dated December 5, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Avalon Developments Inc., Blackthorn Development Corporation, 137 Steeles Avenue West, Ward 4, File: OZS-2024-0040** to the Planning and Development Committee Meeting of December 9, 2024, be received.

**PDC227-2024**

That the correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated November 28, 2024, re: **Additional Residential Units (ARUs) (RM 58/2024)**, to the Planning and Development Committee Meeting of December 9, 2024, be received.

**PDC228-2024**

That the following correspondence re: **Application to Amend the Official Plan and Zoning By-law, MHBC Planning Limited, 11722 Mississauga RD JV, 1000302127 Ontario Inc., 11722 Mississauga Road, Ward 6, File: OZS-2024-0063** to the Planning and Development Committee Meeting of December 9, 2024, be received:

1. Jay and Priyanka Desai, Brampton Residents, dated December 4, 2024
2. Yuvraj Verma, Brampton Resident, dated November 22, 2024
3. Harpreet Singh Bhel, Brampton Resident, dated December 9, 2024
4. Michael Gagnon, Colin Chung, and Andrew Walker, Gagnon Walker Domes and Glen Schnarr and Associates Inc., on behalf of Northwest Brampton Landowners Group Inc., dated December 9, 2024.

**PDC229-2024**

That the correspondence from Marc De Nardis, Gagnon Walker Domes Ltd., on behalf of Kyle Pulis and Emily Miles, dated December 6, 2024, re: **Item 8.1 - Request for Amendment to Brampton Heritage Board Minutes - November 19, 2024**, to the Planning and Development Committee Meeting of December 9, 2024, be received.

**PDC230-2024**

That the following correspondence re: **Updates to the Heritage Register and Related Matters as a result of Implementation of Provincial Bills 23 and 200** to the Planning and Development Committee Meeting of December 9, 2024, be received:

1. Peter Jakovcic, Tribute Limited, dated December 6, 2024
2. Cindy Prince, Amico Properties Inc., dated December 5, 2024
3. Thanos Bala, Longview Developments, dated December 9, 2024.

**PDC231-2024**

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, January 13, 2025, at 7:00 p.m. or at the call of the Chair.



**13. Unfinished Business**

- 13.1 Staff Report re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., 2424203 Ontario Ltd., 0 McLaughlin Road, Ward 6, File: OZS-2024-0046

Referred from the Planning and Development Committee Meeting of December 9, 2024.

See Item 12.5 – Summary of Recommendations – Planning and Development Committee

Regional Councillor Palleschi outlined concerns with respect to the proposed development application.

A motion, moved by Regional Councillor Brar and seconded by Regional Councillor Santos, was introduced as considered as follows.

**C238-2024**

Moved by Regional Councillor Kaur Brar  
Seconded by Regional Councillor Santos

That the report from Mana Zavalat, Manager, Development Services to the Planning and Development Committee of December 09, 2024, re:

**Recommendation Report, Application to amend the Official Plan and the Zoning By-Law**, Glen Schnarr & Associates Inc. – 2424203 Ontario Ltd., City File: OZS-2024-0046, Part 1, Plan of Block 19, under Registered Plan 43M-4444, Ward 6, be **deferred** to the Council meeting of January 22, 2025.

Carried

- 13.2 Staff Report re: Application to Amend the Zoning By-law, G-Force Urban Planners and Consultants, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045

Referred from the Planning and Development Committee Meeting of December 9, 2024.

See Item 12.5 – Summary of Recommendations – Planning and Development Committee and By-law 215-2024

Staff responded to questions from Council with respect to consideration of the proposed development application by the Ontario Land Tribunal (OLT), indicated that staff worked with the applicant toward a new proposal that would be better for the community and would provide for a reduction in density from what was

approved by the OLT, confirmed staff’s support for this new proposal, and agreed to work with the Ward Councillors on a communications plan for area residents.

An amendment to the staff recommendations was introduced by Mayor Brown to add the following to the end of Clause 2 “and in light of the previous OLT decision”.

The following motion to receive the report and approved the recommendations, as amended, was considered.

**C239-2024**

Moved by Regional Councillor Fortini

Seconded by City Councillor Power

1. That the report from Charles Ng, Planner I, Development Services to the Planning and Development Committee Meeting of November 4<sup>th</sup>, 2024, re: **Recommendation Report - OZS-2023-0045 - 1955 Cottrelle Boulevard - Application to Amend the Zoning By-Law**, be received;
2. That the application for a Zoning By-law Amendment submitted by G-Force Urban Planners and Consultants on behalf of Jindal Developments Ltd. be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, The Region of Peel Official Plan, the City’s Official Plan, and for the reasons set out in this Recommendation Report, and in light of the previous OLT decision;
3. That the amendments to the Zoning By-law generally in accordance with the attached Attachment 10 to this report be adopted; and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 (10.4) of the *Planning Act, R.S.O. c.P. 13*, as amended.

Carried

**14. Correspondence**

- 14.1 ^ Correspondence from Bolton residents re. Item 18.14 – Concerns regarding the Proposed approval of Zoning By-Law 194-2024

**Dealt with under Consent Resolution C230-2024**

See By-law 194-2024

15. **Notices of Motion**

Nil

16. **Other Business/New Business**

16.1 ^ Referred Matters List

**Dealt with under Consent Resolution C230-2024**

16.2 Discussion Item at the Request of Regional Councillor Santos re: Salvation Army Family Life Resource Centre - Shelter Expansion

This item was withdrawn under Approval of Agenda Resolution C228-2024.

16.3 Discussion Item at the Request of Regional Councillor Keenan, re: Ronald Webb Commemorative Naming

Regional Councillor Keenan informed Council of the recent passing of Ronald Webb, a beacon of the Brampton community and, on behalf of Council, extended condolences to his family.

Councillor Keenan highlighted Ronald's contributions to the community and proposed a motion for a commemorative naming in his honour, which was considered as follows.

**C240-2024**

Moved by Regional Councillor Keenan

Seconded by Regional Councillor Palleschi

That staff be requested to report back on the potential opportunities for the inclusion of Ronald Webb in a Commemorative naming within Brampton.

Carried

17. **Public Question Period**

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office or in person regarding any decisions made during the meeting.

No questions were put forward from members of the public.

**18. By-laws**

Note:

- No by-laws were assigned to 181-2024 and 182-2024 due to the referral of the related report (Item 10.2.1).
- The by-laws were misnumbered, such that there is no by-law associated with 205-2024.

The following motion was considered.

**C241-2024**

Moved by Regional Councillor Keenan

Seconded by Regional Councillor Medeiros

That By-laws 183-2024 to 219-2024 inclusive, before Council at its Regular Meeting of December 11, 2024, be given the required number of readings, taken as read, and signed by the Mayor and City Clerk, and the Corporate Seal affixed thereto.

Carried

The by-laws were passed as follows.

By-law 181-2024 – To amend By-law 165-2022, as amended, being a by-law to prescribe minimum standards for the maintenance and occupancy of properties in the City of Brampton

See Item 10.2.1

By-law 182-2024 – To amend By-law 218-2019, as amended, being a by-law to establish a system of administrative penalties (non-parking)

See Item 10.2.1

By-law 183-2024 – To amend Development Charges By-law 110-2024 Enforcement Services to add a clause relating to redevelopment credits

See Item 10.3.1

By-law 184-2024 – To amend Development Charges By-law 111-2024 Development Related Studies to add a clause relating to redevelopment credits

See Item 10.3.1

By-law 185-2024 – To amend Development Charges By-law 112-2024 Fire Services to add a clause relating to redevelopment credits

See Item 10.3.1

By-law 186-2024 – To amend Development Charges By-law 113-2024 Library Services to add a clause relating to redevelopment credits

See Item 10.3.1

By-law 187-2024 – To amend Development Charges By-law 114-2024 Public Works to add a clause relating to redevelopment credits

See Item 10.3.1

By-law 188-2024 – To amend Development Charges By-law 115-2024 Recreation Services to add a clause relating to redevelopment credits

See Item 10.3.1

By-law 189-2024 – To amend Development Charges By-law 116-2024 Road Services to add a clause relating to redevelopment credits

See Item 10.3.1

By-law 190-2024 – To amend Development Charges By-law 117-2024 Transit Services to add a clause relating to redevelopment credits

See Item 10.3.1

By-law 191-2024 – To amend the Traffic By-law 93-93, as amended – schedule relating to Prohibited Turns

See Item 12.3 – Committee of Council Recommendation CW462-2024 – November 27, 2024

By-law 192-2024 – To amend the Traffic By-law 93-93, as amended – administrative updates to schedules relating to community safety zones and designated bicycle lanes

See Item 12.3 – Committee of Council Recommendation CW463-2024 – November 27, 2024

By-law 193-2024 – To repeal and replace User Fee By-law 380-2003, as amended

See Item 12.3 – Committee of Council Recommendation CW454-2024 – November 27, 2024

By-law 194-2024 – To amend Zoning By-law 270-2004, as amended – temporary amendment – Highway 50 Holdings Inc. and First Gulf Corporation – 10120 Highway 50 – Ward 10 (File OZS-2024-0029)

See Planning and Development Committee Recommendation PDC202-2024 – November 4, 2024 (approved by Council on November 20, 2024 pursuant to Resolution C221-2024)

By-law 195-2024 – To designate the City of Brampton as a Community Improvement Project Area

See Planning and Development Committee Recommendation PDC201-2024 – November 4, 2024 (approved by Council on November 20, 2024 pursuant to Resolution C221-2024)

By-law 196-2024 – To enact a City-Wide Community Improvement Plan for Affordable Housing

See Planning and Development Committee Recommendation PDC201-2024 – November 4, 2024 (approved by Council on November 20, 2024 pursuant to Resolution C221-2024)

By-law 197-2024 – To repeal By-Law 217-2022 and enact an amended Community Improvement Plan By-Law for Office Employment

See Planning and Development Committee Recommendation PDC201-2024 – November 4, 2024 (approved by Council on November 20, 2024 pursuant to Resolution C221-2024)

By-law 198-2024 – To repeal By-law No.72-2021, being a by-law to designate the property municipally located at 10020 Mississauga Road as being of cultural heritage value or interest

See Brampton Heritage Board Recommendation HB061-2024 (November 21, 2023) and Planning and Development Committee Recommendation PDC183-2023 (December 4, 2023), approved by Council on December 6, 2023 pursuant to Resolution C299-2023.

By-law 199-2024 – To amend Boulevard Maintenance and Highway Obstruction By-law 163-2013, as amended

See Committee of Council Recommendation CW394-2019 – October 2, 2019 (approved by Council on October 16, 2019 pursuant to Resolution C376-2019)

By-law 200-2024 – To accept and assume works in Registered Plan 43M-1927 – Mattamy (Credit River) Limited – north of Bovaird Drive West and east of Mississauga Road – Ward 6 (Planning References: C04W11.006 and 21T-10022B)

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By-law 201-2024 – To accept and assume works in Registered Plan 43M-2035 – Ornstock Developments Limited – north of Steeles Avenue and east of The Gore Road – Ward 6 (Planning References C05W01.006 and 21T-10016B)

By-law 202-2024 – To accept and assume works in Registered Plan 43M-2045 – Paradise Homes NW Inc. – south of Mayfield Road and east of Mississauga Road – Ward 6 (Planning References C04W17.002 and 21T-10011B)

By-law 203-2024 – To accept and assume works in Registered Plan 43M-2024 – Landmart Realty Corp. – north of Wanless Drive and west of Chinguacousy Road – Ward 6 (Planning References C03W16.004 and 21T-13007B)

By-law 204-2024 – To accept and assume works in Registered Plan 43M-2058 – TFP Clockwork Developments Inc. – south of Mayfield Road and west of Chinguacousy Road – Ward 6 (Planning References: C03W17.006 and 21T-16011B)

By-law 206-2024 – To accept and assume works in Registered Plan 43M-2066 – 1556613 Ontario Limited – south of Cottrelle Boulevard and east of The Gore Road – Ward 8 (Planning References: C10E07.017 and 21T-16014B)

By-law 207-2024 – To accept and assume works in Registered Plan 43M-2038 – LIV Developments Ltd. - north of Wanless Drive and west of Chinguacousy Road – Ward 6 (Planning References: C03W16.004 and 21T-13007B)

By-law 208-2024 – To establish certain lands as part of the public highway system (Zamek Street) – Ward 9

By-law 209-2024 – To prevent the application of part lot control to part of Registered Plan 43M-2075 – multiple easements near Creditview Road and Mayfield Road – Ward 6 (PLC-2024-0011)

By-law 210-2024 – To prevent the application of part lot control to part of Registered Plan 43M-2075 – maintenance easements for one lot near Creditview Road and Brisdale Drive – Ward 6 (PLC-2024-0013)

By-law 211-2024 – To prevent the application of part lot control to part of Registered Plan 43M-2100 – maintenance easements for one lot near Creditview Road and Mayfield Road – Ward 6 (PLC-2024-0014)

By-law 212-2024 – To prevent the application of part lot control to part of Registered Plan 43M-2099 – maintenance easements for one block near Brisdale Drive and Mayfield Road – Ward 6 (PLC-2024-0015)

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By-law 213-2024 – To prevent the application of part lot control to part of Registered Plan 43M-2166 – multiple lots along Cadillac Crescent near Sandalwood Parkway and Creditview Road – Ward 6 (PLC-2024-0016)

By-law 214-2024 – To amend the Tariff of Fees By-law 85-96, as amended – to implement a revised fee structure

See Planning and Development Committee Recommendation PDC183-2024 – October 21, 2024 (approved, as amended, by Council on October 30, 2024) and Item 12.5 – summary of Recommendations – Planning and Development Committee – December 9, 2024

By-law 215-2024 – To amend Zoning By-law 270-2004, as amended (OZS-2023-0045)

By-law 216-2024 – To amend Comprehensive Zoning By-law 270-2004, as amended – Glen Schnarr and Associates Inc. – Castlemore Country Properties and 47-1 Country Properties Limited – 5076 Old Castlemore Road – Ward 10 (File OZS-2024-0049)

See Item 12.5 – Summary of Recommendations – Planning and Development Committee – December 9, 2024

By-law 217-2024 – To amend Zoning By-law 270-2004, as amended – Glen Schnarr and Associates Inc. – Redcliff Homes – 0 Clarkway Drive – Ward 10 (OZS-2021-0060)

See Planning and Development Committee Recommendation PDC139-2024 – July 8, 2024 (approved by Council on July 10, 2024 pursuant to Resolution C144-2024)

By-law 218-2024 – To amend Zoning By-law 270-2004, as amended – Countryside Real Estate Holdings Inc. (Pearl Builders) – SGL Planning and Design Inc. – 0 Countryside Drive – Ward 10 (OZS-2024-0045)

See Planning and Development Committee Recommendation PDC177-2024 – September 23, 2024 (approved by Council on September 25, 2024 pursuant to Resolution C183-2024)

By-law 219-2024 – To amend the Mobile Licensing By-Law 67-2014, as amended – to change the Taxicab Tariff meter fee schedule and fare deposit fee

See Item 12.3 – Committee of Council Recommendation CW465-2024 – November 27, 2024



**19. Closed Session**

Note: Deputy Mayor Singh declared a Conflict of Interest during Closed Session and later in the meeting in Open Session, with respect to Item 19.6 (Request for Deferral of Development Charges - Ward 10) as his children attend the institution. Deputy Mayor Singh did not participate in Council's consideration of this matter.

Note: Items 19.1, 19.2, 19.3, 19.4, 19.7 and 19.8 were approved on consent, and any directions therein deemed given.

The following motion was considered.

**C242-2024**

Moved by Regional Councillor Fortini

Seconded by Regional Councillor Kaur Brar

That Council proceed into Closed Session to discuss matters pertaining to the following:

**19.5. Impacts Associated with Election Signs - All Wards**

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

Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and, advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

**19.6. Information Report – Request for Deferral of Development Charges - Ward 10**

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

Advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

**19.9. Integrity Commissioner Update**

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

Personal matters about an identifiable individual, including municipal or local board employees; and, litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

Carried

Note: In Open Session, Mayor Brown reported on the status of matters considered in Closed Session, as follows.

19.4 – This item was approved on consent and direction deemed given, including that a motion be considered in Open Session (see Resolution C243-2024 below).

19.5 – This item was considered in closed session and no direction was given.

19.6 – This item was considered in closed session and direction was given.

19.8 – This item was approved on consent and direction deemed given, including that a motion be considered in Open Session (see Resolution C244-2024 below).

19.9 This item was considered in closed session and no direction was given.

The following motion was considered with respect to Item 19.4.

Moved by Regional Councillor Santos

Seconded by Regional Councillor Vicente

THAT the Commissioner of Planning, Building and Growth Management be delegated the authority to execute a lease agreement and all other agreements and documents necessary to effect a lease with Punjabi Community Health Services to continue to operate the Brampton Bike Hub from the City owned property municipally known as 8 Nelson Street West, Unit 104, Brampton subject to the terms and conditions as directed by Council, and otherwise on such terms and conditions as may be acceptable to the Senior Manager, Realty Services and in a form acceptable to the City Solicitor or designate.

Carried

The following motion was considered with respect to Item 19.8.

**C244-2024**

Moved by Regional Councillor Santos

Seconded by Regional Councillor Vicente

That the Commissioner of Planning, Building and Growth Management be delegated the authority to execute on behalf of the City the Agreement of Purchase and Sale and any other agreements and documents necessary for the completion of the City's acquisition of 30 James Street, Brampton, on terms as directed by Council and otherwise on terms acceptable to the Senior Manager, Realty Services and in a form acceptable to the City Solicitor or designate.

Carried

**20. Confirming By-law**

20.1 By-law 220-2024 – To confirm the proceedings of Council at its regular meeting held on December 11, 2024

The following motion was considered.

**C245-2024**

Moved by Regional Councillor Vicente

Seconded by Regional Councillor Palleschi

That the following by-law before Council at its Regular Meeting of December 11, 2024, be given the required number of readings, taken as read, and signed by the Mayor and the City Clerk, and the Corporate Seal affixed thereto:

By-law 220-2024 – To confirm the proceedings of Council at its Regular Meeting held on December 11, 2024.

Carried

**21. Adjournment**

The following motion was considered.

**C246-2024**

Moved by Regional Councillor Santos

Seconded by Deputy Mayor Singh

That Council do now adjourn to meet again for a Regular Meeting of Council on Wednesday, January 22, 2025 at 9:30 a.m. or at the call of the Mayor.

Carried

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P. Brown, Mayor

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G. Scharback, City Clerk



## Minutes

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

**Monday, December 9, 2024**

- Members Present:
- Regional Councillor M. Palleschi - Wards 2 and 6
  - Deputy Mayor H. Singh - Wards 9 and 10
  - Regional Councillor R. Santos - Wards 1 and 5
  - Regional Councillor P. Vicente - Wards 1 and 5
  - Regional Councillor N. Kaur Brar - Wards 2 and 6
  - Regional Councillor D. Keenan - Wards 3 and 4
  - Regional Councillor M. Medeiros - Wards 3 and 4
  - Regional Councillor P. Fortini - Wards 7 and 8
  - Regional Councillor G. Toor - Wards 9 and 10
  - City Councillor R. Power - Wards 7 and 8
- Staff Present:
- Steve Ganesh, Commissioner, Planning Building and Growth Management
  - Allan Parsons, Director, Development Services
  - Henrik Zbogor, Director, Integrated City Planning
  - Angelo Ambrico, Manager, Development Services
  - David Vanderberg, Manager, Planning Building and Economic Development
  - Carolyn Crozier, Strategic Leader, Strategic Leader, Project Management
  - Mana Zavalat, Manager, Development Services
  - Charlton Carscallen, Principal Planner/Supervisor, Integrated City Planning
  - Yin Zhou Xiao, Principal Planner/Supervisor, Development Services
  - Arjun Singh, Planner, Development Services
  - Samantha Dela Pena, Planner, Development Services
  - Chinoye Sunny, Planner, Development Services
  - Satwant Hothi, Planner, Development Services
  - Harjot Sra, Planner, Development Services
  - Genevieve Scharback, City Clerk

**1. Call to Order**

The meeting was called to order at 7:00 p.m. and adjourned at 8:19 p.m.

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

Members present during roll call: Regional Councillor Palleschi (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor (arrived - 7:02 p.m.), and City Councillor Power.

Members absent during roll call: Mayor Brown (ex officio).

**2. Approval of Agenda**

**PDC208-2024**

That the agenda for the Planning and Development Committee Meeting of December 9, 2024, be approved, as amended, as follows:

**To add**

Item 7.12: Staff Report re: Application to Amend the Zoning By-law, G-Force Urban

Planners and Consultants, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045

Carried

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

Nil

**4. Consent Motion**

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

(7.1, 7.2, 7.3, 7.4, 7.6, 7.10, and 7.11)

The following motion was considered:

**PDC209-2024**

That the following items to the Planning and Development Committee Meeting of December 9, 2024, be approved as part of Consent:

7.1, 7.2, 7.3, 7.4, 7.6, 7.10, and 7.11

Carried

**5. Statutory Public Meeting Reports**

- 5.1 Staff Presentation re: City-Initiated Zoning By-law Amendment, Residential Driveway Standards, Wards 1, 2, 3, 4, 5, 7 and 8 (RM 67/2024)

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

The following motion was considered:

**PDC210-2024**

That the presentation from David VanderBerg, Manager, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **City-Initiated Zoning By-law Amendment, Residential Driveway Standards, Wards 1, 2, 3, 4, 5, 7 and 8 (RM 67/2024)**, be received.

Carried

- 5.2 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Avalon Developments Inc., Blackthorn Development Corporation, 137 Steeles Avenue West, Ward 4, File: OZS-2024-0040

Item 6.5 was brought forward and dealt with at this time. See also Item 11.1.

Arjun Singh, Planner, Development Services, presented an overview of the application that included location overview, area context, site context and photos, development proposal, planning framework summary, official plan designation, Brampton plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, key issues and considerations, and next steps.

Registered delegate, Joe Cimer, MSH Planning, addressed Committee on behalf of their client, Pier Pointe Inc., to request that MSH Planning be included in discussions with the City of Brampton and Region of Peel, with regards to

population analysis. The delegate expressed the importance of accurate population analysis to plan for and provide infrastructure.

The following motion was considered:

**PDC211-2024**

1. That the presentation from Arjun Singh, Planner, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Avalon Developments Inc., Blackthorn Development Corporation, 137 Steeles Avenue West, Ward 4, File: OZS-2024-0040**, be received; and
2. That the delegation from Joe Cimer, MSH Planning, re: Application to Amend the Official Plan and Zoning By-law, Avalon Developments Inc., Blackthorn Development Corporation, 137 Steeles Avenue West, Ward 4, File: OZS-2024-0040 to the Planning and Development Committee Meeting of December 9, 2024, be received.

Carried

- 5.3 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, MHBC Planning Limited, 11722 Mississauga RD JV, 1000302127 Ontario Inc., 11722 Mississauga Road, Ward 6, File: OZS-2024-0063

Item 6.1 was brought forward and dealt with at this time. See also Item 11.3.

Yin Xiao, Principal Planner/Supervisor, Development Services, presented an overview of the application that included location overview, area context, site context and photos, development proposal, planning framework summary, official plan designation, Brampton plan designation, secondary plan designation, zoning by-law, official plan amendment, zoning by-law amendment, key issues and considerations, and next steps.

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

1. Harpreet Singh Behl and Gurkiran Kaur Behl, Brampton Residents
2. Peter and Sheila Smith, Brampton Residents
3. Ajit Singh Sahota, Brampton Resident

Committee consideration of the matter included concerns, comments, and suggestions from the delegates with respect to the following:

- suggestion to use this space to address the lack of existing infrastructure and services for residents as opposed to using it for industrial purposes
- disruption to residential atmosphere and quality of life
- proposal is in an already dense population area
- potential environmental degradation and impact to the local ecosystem due to the industrial nature of the proposal
- security concerns to existing residents
- septic and sewer system concerns for the residential properties on Mayfield Road that will be affected by this proposal

Committee directed staff to follow up with the Region of Peel regarding the status of the Mayfield Road widening.

Registered delegate, Oz Kemal, MHBC Planning, was in attendance but withdrew their delegation.

The following motion was considered:

**PDC212-2024**

1. That the presentation from Yin Xiao, Principal Planner/Supervisor, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Application to Amend the Official Plan and Zoning By-law, MHBC Planning Limited, 11722 Mississauga RD JV, 1000302127 Ontario Inc., 11722 Mississauga Road, Ward 6, File: OZS-2024-0063**, be received; and
2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, MHBC Planning Limited, 11722 Mississauga RD JV, 1000302127 Ontario Inc., 11722 Mississauga Road, Ward 6, File: OZS-2024-0063 to the Planning and Development Committee Meeting of December 9, 2024, be received;
  1. Harpreet Singh Behl and Gurkiran Kaur Behl, Brampton Residents
  2. Peter and Sheila Smith, Brampton Residents
  3. Ajit Singh Sahota, Brampton Resident

Carried

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



- 6.1 Delegation re: Application to Amend the Official Plan and Zoning By-law, MHBC Planning Limited, 11722 Mississauga RD JV, 1000302127 Ontario Inc., 11722 Mississauga Road, Ward 6, File: OZS-2024-0063

**Dealt with under Item 5.3 - Recommendation PDC212-2024**

- 6.2 Delegation re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., 2424203 Ontario Ltd., 0 McLaughlin Road, Ward 6, File: OZS-2024-0046

See Item 7.5.

Registered delegate, Payal Mehta, Brampton Resident, addressed Committee and expressed the following concerns, comments, and suggestions with respect to the subject application:

- privacy and noise concerns
- potential increase to already existing traffic congestion
- increased risk of fire accidents and thefts as a result of the proposal
- existing lack of green space for area residents
- suggestion to continue with the original proposal for commercial zoning as this would better align with the community needs

The following motion was considered:

**PDC213-2024**

That the delegation from Payal Mehta, Brampton Resident, re: **Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., 2424203 Ontario Ltd., 0 McLaughlin Road, Ward 6, File: OZS-2024-0046** to the Planning and Development Committee Meeting of December 9, 2024, be received.

Carried

- 6.3 Delegation re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., 2811135 Ontario Inc., 2803832 Ontario Inc., 1283, 1298, 1300, and 1306 Queen Street West, Ward 5, File: OZS-2023-0024

See Item 7.7.

Registered delegate Marc De Nardis, Gagnon Walker Domes Ltd., was in attendance but **withdrew** his delegation.

- 6.4 Delegation re: Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Greenvale Homes Ltd., KLM Planning Partners, 2648 Countryside Drive, Ward 10, File: OZS-2021-0065

See Item 7.3.

Registered delegate, Keith MacKinnon, KLM Planning Partners Inc., was not in attendance, therefore their delegation was **withdrawn**.

- 6.5 Delegation re: Application to Amend the Official Plan and Zoning By-law, Avalon Developments Inc., Blackthorn Development Corporation, 137 Steeles Avenue West, Ward 4, File: OZS-2024-0040

**Dealt with under Item 5.2 - Recommendation PDC211-2024**

**7. Staff Presentations and Planning Reports**

- 7.1 Staff Report re: Draft Plan of Subdivision and Application to Amend the Secondary Plan and Zoning By-law, Senwood Development Inc., Candevcon Limited, 10159 The Gore Road, Ward 10, File: OZS-2021-0038

The following motion was approved on consent:

**PDC214-2024**

1. That the report from Samantha Dela Pena, Planner, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Draft Plan of Subdivision and Application to Amend the Secondary Plan and Zoning By-law, Senwood Development Inc., Candevcon Limited, 10159 The Gore Road, Ward 10, File: OZS-2021-0038**, be received;
2. That Draft Plan of Subdivision and Application to Amend the Secondary Plan and Zoning By-Law submitted by Candevcon Limited on behalf of Senwood Development Inc., File OZS-2021-0038 & 21T-21015B, be endorsed, on the basis that it represents good planning, including that it is consistent with the Planning Act, and for the reasons set out in this Planning Recommendation Report; and
3. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

7.2 Staff Report re: Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Opal Valley Developments, Candevcon Limited, 11185 Airport Road, Ward 10, File: OZS-2021-0046

The following motion was approved on consent:

**PDC215-2024**

1. That the report from Angelo Ambrico, Manager, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Opal Valley Developments, Candevcon Limited, 11185 Airport Road, Ward 10, File: OZS-2021-0046**, be received;
2. That the application for a Draft Plan of Subdivision and to Amend the Zoning By-law submitted by Candevcon Limited on behalf of Opal Valley Developments Inc. be approved on the basis that it is consistent with the Provincial Policy Statement, and the City's Official Plan, and for the reasons set out in this Recommendation Report; and
3. That the amendments to the Zoning By-law generally in accordance with the attached Attachment 12 to this report be adopted.

Carried

7.3 Staff Report re: Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Greenvale Homes Ltd., KLM Planning Partners, 2648 Countryside Drive, Ward 10, File: OZS-2021-0065

The following motion was approved on consent:

**PDC216-2024**

1. That the report from Chinoye Sunny, Planner, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Greenvale Homes Ltd., KLM Planning Partners, 2648 Countryside Drive, Ward 10, File: OZS-2021-0065**, be received;
2. That the application for a Zoning By-law Amendment and Draft Plan of Subdivision submitted by KLM Planning Partners on behalf of Greenvale Homes Ltd. be approved on the basis that it is consistent with the Provincial Policy Statement, and the City's Official Plan, and for the reasons set out in this Recommendation Report;

3. That the amendments to the Zoning By-law generally in accordance with the attached Attachment 12 to this report be adopted; and
4. That no further notice of public meeting be required for the attached Zoning By-law Amendment as per Section 34(10.4) of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.4 Staff Report re: Application to Amend the Zoning By-law, Meridian Planning Consultants, Dar Ul Imaan Institute, 8627 Mississauga Road, Ward 4, File: OZS-2023-0037

The following motion was approved on consent:

**PDC217-2024**

1. That the report from Satwant Hothi, Planner, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Application to Amend the Zoning By-law, Meridian Planning Consultants, Dar Ul Imaan Institute, 8627 Mississauga Road, Ward 4, File: OZS-2023-0037**, be received;
2. That the application for an Amendment to the Zoning By-law, on behalf of Dar ul Imaan Institute (File: OZS-2023-0037) be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Planning Statement and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendment to the Zoning By-law generally in accordance with the Attachment 10 to this report be adopted; and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 (10.4) of the Planning Act, R.S.O., as amended.

Carried

- 7.5 Staff Report re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., 2424203 Ontario Ltd., 0 McLaughlin Road, Ward 6, File: OZS-2024-0046

See Item 6.2.

Chair Palleschi commented on the nature of the application and some of the general concerns expressed by residents of the affected area, including concerns surrounding the natural heritage system.

Committee referred the item to the December 11, 2024 meeting of City Council to allow for further discussions with staff and residents prior to Council ratification.

The following motion was considered:

**PDC218-2024**

That the report from Mana Zavalat, Manager, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., 2424203 Ontario Ltd., 0 McLaughlin Road, Ward 6, File: OZS-2024-0046**, be referred to the City Council meeting of December 11, 2024.

Carried

- 7.6 Staff Report re: Application to Amend the Zoning By-law, Glen Schnarr and Associates Inc., Castlemore Country Properties and 47-1 Country Properties Limited, 5076 Old Castlemore Road, Ward 10, File: OZS-2024-0049

The following motion was approved on consent:

**PDC219-2024**

1. That the report from Arjun Singh, Planner, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Application to Amend the Zoning By-law, Glen Schnarr and Associates Inc., Castlemore Country Properties and 47-1 Country Properties Limited, 5076 Old Castlemore Road, Ward 10, File: OZS-2024-0049**, be received;
2. That the application for an Amendment to the Zoning By-law submitted by Glen Schnarr and Associates., on behalf of Castlemore Country Properties & 47-1 Country Properties Limited. (File: OZS-2024-0049) be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendment to the Zoning By-law, generally in accordance with the attached Attachment 10 to this report be adopted; and,

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

Carried

- 7.7 Staff Report re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., 2811135 Ontario Inc., 2803832 Ontario Inc., 1283, 1298, 1300, and 1306 Queen Street West, Ward 5, File: OZS-2023-0024

See Item 6.3.

Regional Councillor Santos requested an amendment to clause 5 to request a letter from the landowner prior to forwarding the matter to Council for enactment.

Regional Councillor Vicente mentioned that at the time of this meeting, the letter had already been submitted by the landowner.

The following motion was considered:

**PDC220-2024**

1. That the report from Harjot Sra, Planner, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., 2811135 Ontario Inc., 2803832 Ontario Inc., 1283, 1298, 1300, and 1306 Queen Street West, Ward 5, File: OZS-2023-0024**, be received;
2. That the Application to Amend the Official Plan and Zoning By-Law, Gagnon Walker Domes Ltd – 2811135 Ontario Inc., 2803832 Ontario Inc., Ward: 5, (File: OZS-2023-0024), be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, the newly approved Provincial Planning Statement and conforms to the City's Official Plan for the reasons set out in the Planning Recommendation Report, dated December 9th, 2024;
3. That the amendments to the Official Plan, as generally attached as Attachment 12, to this report to be adopted;
4. That the amendments to the Zoning By-Law, as generally attached as Attachment 13, to this report be adopted; and
5. That prior to forwarding the implementing zoning by-law to Council for enactment, a letter is to be received from the landowner confirming they

are agreeable to making access arrangements in relation to the abutting lands to the west through a future site plan application, and that a conceptual design for this access arrangement be provided, to the satisfaction of the Commissioner of Planning, Building and Growth Management.

Carried

7.8 Staff Presentation re: Bill 23 and Changes to the Heritage Act

See Items 7.9 and 11.5.

**Dealt with under Item 7.9 - Recommendation PDC221-2024**

7.9 Staff Report re: Updates to the Heritage Register and Related Matters as a result of Implementation of Provincial Bills 23 and 200

Charlton Carscallen, Principal Planner/Supervisor, Integrated City Planning, presented an overview of recent changes in Provincial legislation that will affect the City in terms of how heritage conservation is addressed and how a balance between conservation and the need to advance intensification can be achieved. The overview included details on the changes to the Ontario Heritage Act, listed and designated properties, the importance of heritage, sustainability, and next steps.

Staff responded to questions of clarification from Committee in regards to public engagement and ratification timelines.

**PDC221-2024**

1. That the presentation from Charlton Carscallen, Principal Planner/Supervisor, Integrated City Planning, to the Planning and Development Committee Meeting of December 9, 2024, re: **Bill 23 and Changes to the Heritage Act**, be received;
2. That the report from Charlton Carscallen, Principal Planner/Supervisor, Integrated City Planning, to the Planning and Development Committee Meeting of December 9, 2024, re: **Updates to the Heritage Register and Related Matters as a result of Implementation of Provincial Bills 23 and 200**, be received;
3. That staff develop and implement a public consultation plan Strategic Communications regarding bills 23 and 200 and Heritage Conservation and property Designation that focuses on the greater downtown area;

4. That following the consultation, staff will **report back** to Council to initiate a program of Designation of Heritage Properties for Council's consideration under Part IV of the Heritage Act for properties identified in Attachments A and B;
5. That staff be directed to investigate the implementation of the Heritage Incentive Tax Rebate as identified in Section 365.2 of the Planning Act and to **report back** to Council by Q2 2025; and
6. That the Paul Willoughby Heritage Incentive Grant be increased to a maximum of \$25,000 from the current limit of \$10,000 effective Q1 of 2026.

Carried

7.10 Staff Presentation re: Proposed Fee Changes for Committee of Adjustment Applications

See Item 7.11

The following motion was approved on consent:

**PDC222-2024**

That the presentation from Carolyn Crozier, Strategic Leader, Project Management, to the Planning and Development Committee Meeting of December 9, 2024, re: **Proposed Fee Changes for Committee of Adjustment Applications**, be received.

Carried

7.11 Staff Report re: Proposed Fee Changes for Committee of Adjustment Applications (RM 66/2024)

See Item 7.10

The following motion was approved on consent:

**PDC223-2024**

1. That the report from Carolyn Crozier, Strategic Leader, Project Management, to the Planning and Development Committee Meeting of December 9, 2024 re: **Proposed Fee Changes for Committee of Adjustment Applications (RM 66/2024)**, be received; and



2. That Schedule A to the Tariff of Fees By-law with respect to Planning and Other Municipal Applications By-law 85-96, as amended, be further amended to reflect the fee changes as set out in Attachment A of this report, to be effective following Council ratification for January 1, 2025.

Carried

- 7.12 Staff Report re: Application to Amend the Zoning By-law, G-Force Urban Planners and Consultants, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045

Committee referred the item to the December 11, 2024 meeting of City Council.

The following motion was considered:

**PDC224-2024**

That the report from Charles Ng, Planner, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Application to Amend the Zoning By-law, G-Force Urban Planners and Consultants, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045**, be **referred** to the City Council meeting of December 11, 2024.

Carried

**8. Committee Minutes**

- 8.1 Minutes - Brampton Heritage Board - November 19, 2024

See Item 11.4.

Committee and staff discussed recommendation HB049-2024. Staff noted that the homeowner of the subject property at 76 Main Street South is reconsidering a current development proposal. As a result, Committee directed staff to halt the heritage designation process for the subject location and work with the homeowner to find an alternative approach to the preservation of the property.

Committee discussed an amendment to the recommendation, and suggested that the report be received and staff explore options for the aforementioned alternative approach.

The following motion was considered:

**PDC225-2024**

That the Minutes of the Brampton Heritage Board meeting of November 19, 2024, Recommendations HB046-2024 - HB048-2024 and HB050-2024 - HB051-2024, to the Planning and Development Committee Meeting of December 9, 2024, be approved; and

That Recommendation HB049-2024 be approved, as amended, as follows:

**HB049-2024**

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board Meeting of November 19, 2024, re: **Heritage Impact Assessment, 76 Main Street South – Ward 3**, be received; and
2. That staff be directed to work with the applicant to halt the designation process and preserve the property in another manner.

The recommendations were approved as follows:

**HB046-2024**

That the agenda for the Brampton Heritage Board Meeting of November 19, 2024 be approved, as amended:

**To add:**

9.3 Report by Arpita Jambekar, Heritage Planner, re: **Revised Scoped Heritage Impact Assessment and Heritage Permit Phase II of 10254 Hurontario St – Ward 2**

**HB047-2024**

1. That the report from Arpita Jambekar, Heritage Planner to the Brampton Heritage Board Meeting of November 19, 2024, re: **Heritage Designation of 18 River Road - Ward 6**, be received;
2. That designation of the property at 18 River Road under Part IV, Section 29 of the Ontario Heritage Act (the “Act”) be approved;
3. That staff be authorized to publish and serve the Notice of Intention to Designate for the property at 18 River Road in accordance with the requirements of the Act;
4. That in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
5. That in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Land Tribunal, and;

6. That staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

#### **HB048-2024**

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board Meeting of November 19, 2024, re: **Heritage Permit, Documentation, Salvage and Interpretation Plan for 10020 Mississauga Road - Ward 6**, be received;
2. That the Heritage Impact Assessment Addendum, Heritage Documentation and Salvage Plan and Heritage Interpretation Plan for 10020 Mississauga Road prepared by ERA, dated September 10, 2024, be received; and,
3. That the Heritage Permit application for demolition of the house at 10020 Mississauga Road be approved, as recommended by the Heritage Impact Assessment Addendum, subject to the following conditions:
  - i. that the demolition and deconstruction of the subject property follow the process elaborated in the Appendix II of the Documentation and Salvage Plan for the property;
  - ii. that the architect and/or heritage consultant monitors demolition and deconstruction work to ensure that salvaged material is inventoried and stored appropriately and reused as part of the new commemoration features as recommended in the Documentation and Salvage Plan.

#### **HB049-2024**

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board Meeting of November 19, 2024, re: **Heritage Impact Assessment, 76 Main Street South – Ward 3**, be received; and
2. That staff be directed to work with the applicant to halt the designation process and preserve the property in another manner.

#### **HB050-2024**

1. That the report from Arpita Jambekar, Heritage Planner, dated November 18, 2024, to the Brampton Heritage Board Meeting of November 19, 2024, re: **Revised Scoped Heritage Impact Assessment and Heritage Permit of Phase II for 10254 Hurontario St - Ward 2** be received;

2. That the revised scoped Heritage Impact Assessment for 10254 Hurontario St prepared by AREA Architects, dated November 1, 2024 for Phase 2 of the proposed alterations and additions to the property be received; and,
3. That the Heritage Permit application submitted on November 12, 2024 for Phase 2: Daycare Ground and Second floor addition on West (rear) façade of 10254 Hurontario St, be approved, as recommended by the Heritage Impact Assessment, subject to the following condition, as recommended by heritage staff:
  - i. that the architect and/or heritage consultant monitors construction work to ensure that original features are preserved wherever possible and that all new work is compatible and completed to the same high standard as the existing.

**HB051-2024**

That Brampton Heritage Board do now adjourn to meet again on January 21, 2025 at 7:00 p.m.

Carried

**9. Other Business/New Business**

Nil

**10. Referred/Deferred Matters**

Nil

**11. Correspondence**

- 11.1 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Avalon Developments Inc., Blackthorn Development Corporation, 137 Steeles Avenue West, Ward 4, File: OZS-2024-0040

See Items 5.2 and 6.5

The following motion was considered:

**PDC226-2024**

That the correspondence from Nick Pileggi, Macaulay Shiomi Howson Ltd., on behalf of Pier Pointe Inc., dated December 5, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Avalon Developments Inc., Blackthorn Development Corporation, 137 Steeles Avenue West, Ward 4, File: OZS-**

**2024-0040** to the Planning and Development Committee Meeting of December 9, 2024, be received.

Carried

- 11.2 Correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated November 28, 2024, re: Additional Residential Units (ARUs) (RM 58/2024)

See Item 10 - Referred Matters List.

The following motion was considered:

**PDC227-2024**

That the correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated November 28, 2024, re: **Additional Residential Units (ARUs) (RM 58/2024)**, to the Planning and Development Committee Meeting of December 9, 2024, be received.

Carried

- 11.3 Correspondence re: Application to Amend the Official Plan and Zoning By-law, MHBC Planning Limited, 11722 Mississauga RD JV, 1000302127 Ontario Inc., 11722 Mississauga Road, Ward 6, File: OZS-2024-0063

See Items 5.3 and 6.1.

The following motion was considered:

**PDC228-2024**

That the following correspondence re: **Application to Amend the Official Plan and Zoning By-law, MHBC Planning Limited, 11722 Mississauga RD JV, 1000302127 Ontario Inc., 11722 Mississauga Road, Ward 6, File: OZS-2024-0063** to the Planning and Development Committee Meeting of December 9, 2024, be received:

1. Jay and Priyanka Desai, Brampton Residents, dated December 4, 2024
2. Yuvraj Verma, Brampton Resident, dated November 22, 2024
3. Harpreet Singh Bhel, Brampton Resident, dated December 9, 2024

4. Michael Gagnon, Colin Chung, and Andrew Walker, Gagnon Walker Domes and Glen Schnarr and Associates Inc., on behalf of Northwest Brampton Landowners Group Inc., dated December 9, 2024.

Carried

- 11.4 Correspondence re: Item 8.1 - Request for Amendment to Brampton Heritage Board Minutes - November 19, 2024

See Item 8.1.

The following motion was considered:

**PDC229-2024**

That the correspondence from Marc De Nardis, Gagnon Walker Domes Ltd., on behalf of Kyle Pulis and Emily Miles, dated December 6, 2024, re: **Item 8.1 - Request for Amendment to Brampton Heritage Board Minutes - November 19, 2024**, to the Planning and Development Committee Meeting of December 9, 2024, be received.

Carried

- 11.5 Correspondence re: Updates to the Heritage Register and Related Matters as a result of Implementation of Provincial Bills 23 and 200

See Items 7.8 and 7.9.

The following motion was considered:

**PDC230-2024**

That the following correspondence re: **Updates to the Heritage Register and Related Matters as a result of Implementation of Provincial Bills 23 and 200** to the Planning and Development Committee Meeting of December 9, 2024, be received:

1. Peter Jakovcic, Tribute Limited, dated December 6, 2024
2. D. Cindy Prince, Amico Properties Inc., dated December 5, 2024
3. Thanos Bala, Longview Developments, dated December 9, 2024.

Carried

**12. Councillor Question Period**

Nil

**13. Public Question Period**

Nil

**14. Closed Session**

Nil

**15. Adjournment**

**PDC231-2024**

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, January 13, 2025, at 7:00 p.m. or at the call of the Chair.

Carried

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Regional Councillor M. Palleschi, Chair



## Minutes

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

**Monday, January 13, 2025**

- Members Present:
- Regional Councillor M. Palleschi - Wards 2 and 6
  - Deputy Mayor H. Singh - Wards 9 and 10
  - Regional Councillor R. Santos - Wards 1 and 5
  - Regional Councillor P. Vicente - Wards 1 and 5
  - Regional Councillor N. Kaur Brar - Wards 2 and 6
  - Regional Councillor D. Keenan - Wards 3 and 4
  - Regional Councillor M. Medeiros - Wards 3 and 4
  - Regional Councillor P. Fortini - Wards 7 and 8
  - Regional Councillor G. Toor - Wards 9 and 10
  - City Councillor R. Power - Wards 7 and 8
- Staff Present:
- Steve Ganesh, Commissioner, Planning Building and Growth Management
  - Allan Parsons, Director, Development Services
  - Henrik Zbogor, Director, Integrated City Planning
  - Angelo Ambrico, Manager, Development Services
  - Nicole Hanson, Principal Planner/Supervisor, Development Services
  - Vikram Hardatt, Advisor, Special Projects, Integrated City Planning
  - Tristan Costa, Planner, Integrated City Planning
  - Chinoye Sunny, Planner, Development Services
  - Samantha DeLaPena, Planner, Development Services
  - Genevieve Scharback, City Clerk
  - Charlotte Gravlev, Deputy City Clerk
  - Gagandeep Jaswal, Acting Legislative Coordinator
-



**1. Call to Order**

The meeting was called to order at 7:00 p.m. and adjourned at 7:31 p.m.

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

Members present during roll call: Regional Councillor Palleschi (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente (left - 7:26 p.m.), Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor (arrived - 7:02 p.m.), and City Councillor Power (arrived - 7:05 p.m.).

Members absent during roll call: Mayor Brown (ex officio).

**2. Approval of Agenda**

**PDC001-2025**

That the agenda for the Planning and Development Committee Meeting of January 13, 2025, be approved, as published and circulated.

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

Nil

**4. Consent Motion**

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

(7.1 and 8.1)

The following motion was considered:

**PDC002-2025**

That the following items to the Planning and Development Committee Meeting of January 13, 2025, be approved as part of Consent:

7.1 and 8.1

Carried

**5. Statutory Public Meetings**

**5.1 File: City-initiated Report 2025-031 - Public Meeting**

5.1.1 Staff Report by Vikram Hardatt, Advisor, Special Projects, Integrated City Planning

5.1.2 Delegations - Nil

5.1.3 Correspondence - Nil

In response to the Chair's query if anyone present would like to hear from the City planner on file, or delegate on this item, no one responded. No correspondence was received for this item. Therefore, the Chair proceeded to adjourn this public meeting item.

The following motion was considered:

**PDC003-2025**

1. That the report from Vikram Hardatt, Advisor, Special Projects, Integrated City Planning, to the Planning and Development Committee Meeting of January 13, 2025, re: City-initiated Official Plan Amendment to the Region of Peel Official Plan Schedule E-4, southeast corner of Winston Churchill Boulevard and Mayfield Road, SPA-1 on Schedule 52-6 of the revised Heritage Heights Secondary Plan, City File: 2025-031, **be received**; and,
2. That Planning staff **be directed to report back** to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation.

Carried

**5.2 File: OZS-2024-0033 - Public Meeting**

5.2.1 Staff Presentation by Chinoye Sunny, Planner, Development Services

5.2.2 Delegations

5.2.3 Correspondence

Chinoye Sunny, Planner, Development Services, presented an overview of the application that included location overview, area context, site context and photos, development proposal, tertiary plan, planning framework summary, official plan

designation, Brampton plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, key issues and considerations, and next steps.

Angela Hiba, Brampton Resident, addressed Committee and expressed concerns and questions of clarification on how the proposed application will affect their property and property lines. The delegate also expressed concerns and questions of clarification with regards to road widening implications, bicycle infrastructure, traffic, and waste removal.

Registered delegate, Richard Domes, Gagnon Walker Domes Ltd., addressed Committee on behalf of Amdev Property Group, and presented an overview of the application that included site context, policy perspective, Brampton plan designation, initial plan summary, revisited plan summary, uses, setback and streetscape, landscape plan, building dimensions, angular plane, and a summary of notable changes.

The following motion was considered:

**PDC004-2025**

1. That the presentation from Chinoye Sunny, Planner, Development Services, to the Planning and Development Committee Meeting of January 13, 2025, re: Application to Amend the Official Plan and Zoning By-law, Amdev Property Group, 17, 19, 21, 23, 25, 27, and 29 Mill Street North, and 53 Nelson Street West, Ward 1, File: OZS-2024-0033, **be received**;
2. That the following delegation re: Application to Amend the Official Plan and Zoning By-law, Amdev Property Group, 17, 19, 21, 23, 25, 27, and 29 Mill Street North, and 53 Nelson Street West, Ward 1, File: OZS-2024-0033, to the Planning and Development Committee Meeting of January 13, 2025, **be received**; and
  1. Angela Hiba, Brampton Resident
  2. Richard Domes, Gagnon Walker Domes Ltd., on behalf of Amdev Property Group
3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Amdev Property Group, 17, 19, 21, 23, 25, 27, and 29 Mill Street North, and 53 Nelson Street West, Ward 1, File: OZS-2024-0033, to the Planning and Development Committee Meeting of January 13, 2025, **be received**:
  1. Patrick Silva, Brampton Resident, dated January 10, 2025.

**5.3 File: OZS-2024-0065 - Public Meeting**

5.3.1 Staff Presentation by Samantha Dela Pena, Planner, Development Services

5.3.2 Delegations - Nil

5.3.3 Correspondence

In response to the Chair's query if anyone present would like to hear from the City planner on file, or delegate on this item, no one responded. Therefore, the Chair proceeded to adjourn this public meeting item.

Registered delegate, Marshall Smith, KLM Planning Partners Inc., was in attendance but withdrew their delegation.

The following motion was considered:

**PDC005-2025**

1. That the presentation from Samantha Dela Pena, Planner, Development Services, to the Planning and Development Committee Meeting of January 13, 2025, re: Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, KLM Planning Partners Inc., on behalf of West Humber Developments Inc., 10350 The Gore Road, Ward 10, File: OZS-2024-0065, **be received**; and
2. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, KLM Planning Partners Inc., on behalf of West Humber Developments Inc., 10350 The Gore Road, Ward 10, File: OZS-2024-0065, to the Planning and Development Committee Meeting of January 13, 2025, **be received**:
  1. Kamila Lukus, Brampton Resident, dated January 2, 2025.

**6. Planning Applications**

Nil

**7. General Staff Reports**

**7.1 Staff Report 2024-857 - Creation of Zoning By-law Regulations to Apply to Large Statues and Monuments**

7.1.1 Delegations - Nil

7.1.2 Correspondence - Nil

The following motion was approved on consent:

**PDC006-2025**

1. That the report from Nicole Hanson, Principal Planner/Supervisor, Development Services, to the Planning and Development Committee Meeting of January 13, 2025, re: Creation of Zoning By-law Regulations to Apply to Large Statues and Monuments, City File: 2024-857, **be received**; and
2. That staff **be directed to develop** Zoning By-law performance standards for tall statues and monuments and incorporate those performance standards through the public meeting associated with the City's Comprehensive Zoning By-law Review, to be scheduled before the end March 2025.

Carried

**7.2 Staff Report 2025-037 - Bram West Secondary Plan Review Process and Update (Wards 4 and 6)**

7.2.1 Delegations

7.2.2 Correspondence - Nil

Registered delegate, Patrick Pearson, Glen Schnarr and Associates Inc., addressed Committee on behalf of Bram West Precinct 40-5 Landowners Group Inc., and provided the following comments and suggestions:

- commended staff on the work completed and noted agreement with the staff recommendations
- requested that the Landowners Group Inc. be able to review and comment on the draft concept plan before it is tabled
- requested that staff work in collaboration with the Landowners Group Inc. to explore opportunities to allow block plans to be advanced in conjunction with the secondary plan review

The following motion was considered:

**PDC007-2025**

1. That the report from Tristan Costa, Planner, Integrated City Planning, to the Planning and Development Committee Meeting of January 13, 2025, re: Bram West Secondary Plan Review Process and Update (Wards 4 and 6), City File: 2025-037, **be received**;
2. That staff **be directed to report back** with the proposed Bram West Secondary Plan land use concept for Council endorsement in Q1 2025 in order to proceed with secondary plan technical studies;
3. That staff **be directed to expedite** the procurement of all technical studies listed in this report, and that Council authorize staff to be excluded from a competitive procurement process as per section 2.3.2 of the Purchasing By-law, to support the timely completion of the Bram West Secondary Plan Review;
4. That Council **advocate to the Province** to work with City staff in evaluating potential alignments of the Bram West Parkway to the Highway 413 Focused Analysis Area;
5. That Council **endorse the proposed work plan** for the Bram West Secondary Plan Review and the approach to support the expediting of development applications where possible, subject to sufficient completion of secondary plan technical studies, as part of a parallel alternative process alongside the Secondary Plan Review; and
6. That the following delegation re: Bram West Secondary Plan Review Process and Update (Wards 4 and 6), City File: 2025-037, to the Planning and Development Committee Meeting of January 13, 2025, **be received**;
  1. Patrick Pearson, Glen Schnarr and Associates Inc., on behalf of Bram West Precinct 40-5 Landowners Group Inc.

Carried

**8. Committee Minutes**

**8.1 Minutes - Active Transportation Advisory Committee - December 10, 2024**

The following motion was approved on consent:

**PDC008-2025**

That the Minutes of the Active Transportation Advisory Committee meeting of December 10, 2024, Recommendations ATC050-2024 - ATC057-2024, to the Planning and Development Committee Meeting of January 13, 2025, be approved.

The recommendations were approved as follows:

**ATC050-2024**

That the agenda for the Active Transportation Advisory Committee Meeting of December 10, 2024, be approved, as amended, as follows:

**To Vary the Order** to deal with Item 5.4 (Bike Lane Experiences of Other Cities) prior to Item 5.1 (Etobicoke Creek Trail Damage).

**ATC051-2024**

1. That the presentation from Stephen Laidlaw, Co-Chair, re: **Etobicoke Creek Trail Damage**, to the Active Transportation Advisory Committee Meeting of December 10, 2024, be received; and,
2. That Stephen Laidlaw, Co-Chair, represent the Active Transportation Advisory Committee at a City of Mississauga Cycling Advisory Committee meeting in January 2025 to delegate on the Etobicoke Creek Trail Damage.

**ATC052-2024**

That the presentation from Stephen Laidlaw, Co-Chair, re: **Mathematics of Vehicular Overtake**, to the Active Transportation Advisory Committee Meeting of December 10, 2024, be received.

**ATC053-2024**

That the delegation from Dayle Laing, Citizen Member, re: **Bike Lane Experiences of Other Cities**, to the Active Transportation Advisory Committee Meeting of December 10, 2024, be received.

**ATC054-2024**

That the presentation from Dayle Laing, Citizen Member, re: **Carbon Emissions In The GTHA Brampton at Numbers Shine Brightly**, to the Active Transportation Advisory Committee Meeting of December 10, 2024, be received.

**ATC055-2024**

That the **Active Transportation Advisory Committee - 2025 Meeting Schedule**, to the Active Transportation Advisory Committee Meeting of December 10, 2024, be received.

**ATC056-2024**

That the correspondence from Kevin Minaker, Manager, Traffic Operations and Parking, Public Works and Engineering, re: **Other Municipalities Crossride Programs compared to the City of Brampton's**, to the Active Transportation Advisory Committee Meeting of December 10, 2024, be received.

**ATC057-2024**

That the Active Transportation Advisory Committee do now adjourn to meet again on Tuesday, February 11, 2025, at 7:00 p.m. or at the call of the Chair.

Carried

**9. Other Business/New Business**

Nil

**10. Referred/Deferred Matters**

Nil

**11. General Correspondence**

Nil

**12. Councillor Question Period**

Nil

**13. Public Question Period**

Nil



**14. Closed Session**

Nil

**15. Adjournment**

**PDC009-2025**

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, February 10, 2025, at 7:00 p.m. or at the call of the Chair.

Carried

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Regional Councillor M. Palleschi, Chair

**Wednesday, January 15, 2025**

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**2. Approval of Agenda**

**CW001-2025**

That the agenda for the Committee of Council Meeting of January 15, 2025 be approved, as amended, as follows:

**To Add:**

9.3.3 Discussion Item at the request of Regional Councillor Vicente, re:  
Seniors' Council

12.3.1 Discussion Item at the request of Regional Councillor Brar, re: Budget  
Amendment - Black History Month

Carried

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

Nil

**4. Consent**

**CW002-2025**

That the following items to the Committee of Council Meeting of January 15, 2025 be approved as part of Consent:

**7.1, 8.2.1, 8.3.1, 8.3.2, 9.3.1, 9.3.2, 9.4.1, 10.2.1, 10.3.1, 11.3.1, 12.2.1, 12.2.2,  
12.2.3, 12.2.4, 13.1, 15.1, 15.3**

Carried

**5. Announcements**

5.1 See Item 8.3.4 – Recommendation CW015-2025

**5.3 CW003-2025**

That the delegation from Alya Inam, to the Committee of Council Meeting of January 15, 2025, re: **Mental Health Unit at Trillium Health Partners**, be received.

Carried

Note: This item was dealt with under delegations.

**6. Public Delegations**

6.1 See Item 12.2.4 – Recommendation CW027-2025

**6.3 CW004-2025**

That the delegation from Melissa Williams, Senior Manager, Strategy and Stakeholder Engagement, Credit Valley Conservation (CVC), to the Committee of Council Meeting of January 15, 2025, re: **Fletchers Creek SNAP - Five Years of Neighbourhood-Scale Climate Action**, be **referred** to staff to consider a location for a subsequent SNAP project.

Carried

**6.5 CW005-2025**

That the delegation from Ratish Saini, Parmjot Marjara, Sanjay, and Gurpreet Kainth, Driving Instructor, to the Committee of Council Meeting of January 15, 2025, re: **Annual Renewal Fee Waiver for Driving School Operator, Driving School Plate and Driving Instructor Licences**, be **referred** to staff for a report thereon.

Carried

6.6 **CW006-2025**

That the delegation from Manohar Singh Bal, Director and Secretary, Gurdwara Guru Nanak Mission Centre, to the Committee of Council Meeting of January 15, 2025, re: **Bicycle Lane and Barrier Poles on Guru Nanak Street**, be referred to staff for consultation with the Region of Peel with respect to the immediate removal of the barrier poles on Guru Nanak Street; and also the delegation be requested to appear before Regional Council on this matter.

Carried

6.7 **CW007-2025**

That the delegation from Sylvia Roberts, Brampton Resident, to the Committee of Council Meeting of January 15, 2025, re: **Zum Line Construction Scheduling**, be received.

Carried

7. **Government Relations Matters**

^7.1 **CW008-2025**

That the presentation from Andrzej Hoffmann, Manager, Government Relations and Public Liaison, Office of the CAO, to the Committee of Council Meeting of January 15, 2025, re: **Government Relations Matters**, be received.

Carried

7.2 **CW009-2025**

**Whereas:**

- It is a relief that Premier Ford was unharmed in the accident on the 401 in Pickering involving a reckless driver (age 18) from Oshawa on January 8, 2025 (Source: <https://toronto.ctvnews.ca/ontario-premier-doug-ford-uninjured-in-highway-401-collision-says-his-office-1.7168982>)
- In addition to tragic loss of life and injury, vehicle collisions cause higher auto-insurance rates, unwanted congestion, lost productivity, and significant costs associated with emergency response (police, fire, paramedics, hospital emergency rooms and healthcare);

- According to the OPP, there were more car collision-related deaths (**568**) on Ontario highways in 2023 than in any year since 2007, making it **the deadliest year in over 15 years** and "...it's so critically important that we understand the rules of the road and we share the road safely, responsibly and understand the consequences for making a bad decision can be deadly." (Source: <https://www.cbc.ca/news/canada/toronto/opp-number-fatalities-last-year-deadly-year-1.7204528>);
- That same year 26,425 were injured in vehicle collisions according to the MTO Preliminary 2023 Ontario Road Safety Annual Report (Source: <https://www.ontario.ca/files/2024-07/mto-orsar-preliminary2023-en.pdf>)
- As of Thanksgiving 2024, the OPP notes that **296** drivers, passengers, pedestrians and cyclists died in car collisions, and the vast majority of those road incidents were preventable and attributed to poor and careless actions and behaviours (Source: <https://barrie.ctvnews.ca/nearly-300-people-missing-from-thanksgiving-tables-opp-1.7070787>), one-fifth involving a transport truck (as at July 2024 Source: <https://www.baytoday.ca/local-news/one-fifth-of-fatal-collisions-in-2024-involve-transport-trucks-9177343>)
- 2024 is the most dangerous year for pedestrians and cyclists who have been particularly at risk this year, with fatalities in these two road user classes up 100 per cent and 82 per cent respectively over this time last year (Source: <https://www.mondaq.com/canada/rail-road-cycling/1565790/how-2024-has-quickly-become-the-deadliest-year-for-cyclists-and-pedestrians>);
- By far, the most common type of conviction of the Highway Traffic Act (HTA) and cause for fatalities was speeding, representing 60.4% of all HTA convictions (Source: <https://www.g1.ca/driving-statistics/>);
- Peel Region had 25 fatalities due to car collisions - 13 in Brampton and 12 in Mississauga;
- The most dangerous places to drive in Ontario are Brantford (0.7/5), Kingston (0.7/5), Burlington (0.8/5) and Brampton (1.1/5), which impacts road safety and insurance affordability for everyone in these communities (Source: <https://www.newswire.ca/news-releases/top-10-safest-and-most-dangerous-cities-to-drive-in-ontario-in-2024-889054846.html>);
- From January to September 2024 the following traffic violation charges have been made by Peel Police:

- 632 careless driving charges (345 in Brampton, a 25% increase compared to Jan-Sep 2023)
- 559 cellphone use while driving charges (125 in Brampton, a 29% increase compared to Jan-Sep 2023)
- 6,367 speeding charges (830 in Brampton, a 117% increase compared to Jan-Sep 2023)
- 1,992 “Fail to Stop” at a stop sign charges (874 in Brampton, a 74% increase compared to Jan-Sep 2023);
- To mitigate speeding drivers, The City of Brampton has made historic investments in ASE cameras, an ASE processing centre, speed bumps, road diets, lower speed limits, police enforcement and other traffic calming measures, however like all municipalities, lacks jurisdiction over driver training and examinations, an area requiring urgent reform under the Provincial Government;
- Under the HTA, the Ministry of Transportation (Ministry) is responsible for protecting the public by restricting the privilege of driving to those who demonstrate that they have the necessary knowledge, skills and experience to drive safely;
- Ensuring that drivers receive appropriate and effective training and testing before they get a driver’s licence is a crucial step in keeping Ontario’s roads safe;
- The Auditor General (AG) conducted a value for money audit (AG Report) which includes 18 recommendations (***summary attached to this motion***) for the Provincial Government Ministry, published in December 2023 and concludes by highlighting:

“Our audit concluded that the Ministry of Transportation did not have effective evidence-based driver examination programs to evaluate and test novice drivers thoroughly and consistently. The Ministry did not provide effective oversight of novice driver training and driver examination service providers to ensure desired service outcomes with due regard to economy. Ministry oversight of driving schools and instructors was limited. It does not regulate driver training services outside of the optional Beginner Driver Education program, curbing its ability to identify and/or deter substandard training practices within the industry. In addition, the Ministry’s monitoring programs were not designed to proactively identify drivers with repeat suspensions or high-risk medical conditions, impeding the effectiveness of these programs to maximize road safety in Ontario.

(Source Page 4:

[https://www.auditor.on.ca/en/content/annualreports/arreports/en23/AR\\_driver\\_training\\_en23.pdf](https://www.auditor.on.ca/en/content/annualreports/arreports/en23/AR_driver_training_en23.pdf));

- In March 2024, CBC Marketplace broke an investigative story “Driving schools selling shortcuts to insurance discounts and faster road tests” where schools submit false information to government saying drivers completed 40 hours of training, consistent with concerning findings in the AG Report (Source: <https://www.cbc.ca/news/business/marketplace-driving-schools-education-fee-1.7134557>); and
- The provincial government has not provided a substantial update on any action taken regarding the recommendations in the AG Report to improve driver training and examination for safer drivers and improve safety on our roads.

**Therefore be it resolved that:**

1. The City Brampton endorse the Auditor General Value-for-Money Audit Driver Training and Examination Report (AG Report) - its findings and 18 recommendations to ensure that we have safe and qualified drivers on our roads; and
2. The City of Brampton share this motion and endorsement with the Premier, Minister of Transportation, all local MPPs, and the leaders of the official opposition and third party; and
3. The City of Brampton request a formal update from the provincial government and meeting with the Minister of Transportation regarding any action taken to date based on the recommendations described in the AG Report, particularly those that prioritize improved driver training and examination for safer drivers on our roads; and
4. The City of Brampton forward this motion and attachment to any cities or towns listed in the AG Report and the top dangerous cities in Ontario, encouraging them to pass a similar motion; and CC them in the follow-up correspondence to the province; and
5. The City of Brampton forward this motion, attachment, and follow-up correspondence to the Region of Peel, Peel Police, the Association of Municipalities of Ontario (AMO), Driving Instructors Association, and Young Drivers of Canada.
6. Staff report back with data to identify road safety hotspots with the intention to use the data strategically with Peel Police to improve Brampton’s status as a safe city to drive.

7. Staff report back on bylaw enforcement tactics regarding driving instructors as referenced on page 22 of the AG Report: “In some municipalities, such as Brampton, municipal bylaw officers patrolled test routes and issued fines to driving instructors who lingered around exam routes.

Carried

### 7.3 **CW010-2025**

That the correspondence from Charles Matthews, Brampton Resident, to the Committee of Council Meeting of January 15, 2025, re: **Item 7.2 - Driver Training and Examinations Auditor General Report**, be received.

Carried

## 8. **Public Works and Engineering Section**

### ^8.2.1 **CW011-2025**

1. That the report from Binita Poudyal, Traffic Operations Technologist, Road Maintenance, Operations and Fleet, Public Works and Engineering, to the Committee of Council Meeting of January 15, 2025, re: **Traffic By-law 93-93 – Administrative Update**, be received; and
2. That a by-law be passed to amend Traffic By-law 93-93, as amended, as outlined in the subject report.

Carried

### 8.2.2 **CW012-2025**

1. That the report from Kevin Minaker, Manager, Traffic Operations and Parking, Roads Maintenance, Operations and Fleet, Public Works and Engineering, to the Committee of Council Meeting of January 15, 2025, re: **In-service Safety Review - Creditview Road Between Mayfield Road and Bovaird Drive West - Ward 6**, be received; and
2. That a by-law be passed to amend Traffic By-law 93-93, as amended, to extend the Community Safety Zone on Creditview Road between a point 34 metres north of Buick Boulevard and Bleasdale Avenue.

Carried



### **^8.3.1 CW013-2025**

That the **Minutes of the Environment Advisory Committee Meeting of December 3, 2024**, Recommendations EAC031-2024 to EAC035-2024, to the Committee of Council Meeting of January 15, 2025, be approved.

Carried

The recommendations were approved as follows:

#### **EAC031-2024**

That the agenda for the Environment Advisory Committee Meeting of December 3, 2024, be approved.

#### **EAC032-2024**

That the delegation from Melissa Williams, Senior Manager, Strategy and Stakeholder Engagement, Credit Valley Conservation (CVC), to the Environment Advisory Committee Meeting of December 3, 2024, re: **Fletchers Creek SNAP - Five Years of Neighbourhood-Scale Climate Action**, be received.

#### **EAC033-2024**

That the verbal update from Pam Cooper, Manager, Environmental Planning, Planning, Building and Growth Management, to the Environment Advisory Committee Meeting of December 3, 2024, re: **Culture Days Announcement/Spotlight Awards - Watercolour Painting Session at Dearbourne Pollinator Habitat**, be received.

#### **EAC034-2024**

That the verbal update from Tooba Shakeel, Policy Planner - Environment, Planning, Building and Growth Management, to the Environment Advisory Committee Meeting of December 3, 2024, re: **Environmental Celebration 2025 Update**, be received.

#### **EAC035-2024**

That the Environment Advisory Committee do now adjourn to meet again for a regular meeting on Tuesday, February 4, 2025 at 6:00 p.m. or at the call of the Chair.

### **^8.3.2 CW014-2025**

That the **Minutes of the Brampton School Traffic Safety Council Meeting of December 5, 2024**, Recommendations SC061-2024 to SC071-2024, to the Committee of Council Meeting of January 15, 2025, be approved.

Carried

The recommendations were approved as follows:

#### **SC061-2024**

That the agenda for the Brampton School Traffic Safety Council meeting of December 5, 2024 be approved as published and circulated.

#### **SC062-2024**

1. That the correspondence from Steve Murray, Principal, and Daniella Geraci-Samlal, resident, to the Brampton School Traffic Safety Council of meeting of December 5, 2024, re: **Request for a Crossing Guard at Intersection of Gowland Gate and Major William Street, Our Lady of Peace Catholic School, 15 Fincham Avenue - Ward 5**, be received; and.
2. That a site inspection be undertaken.

#### **SC063-2024**

1. That the correspondence from Jannet Giftopoulos, School Administrator, to the Brampton School Traffic Safety Council meeting of December 5, 2024, re: **Request for a Crossing Guard and Review of Parking Issues on Greenbriar Road, Greenoble Public School, 33 Greenbriar Road - Ward 8** be received; and,
2. That a site inspection be undertaken.

#### **SC064-2024**

1. That the correspondence from Fydez Tan, resident, to the Brampton School Traffic Safety Council meeting of December 5, 2024, be received, re: **Request to Review Safety at Intersection of Red Maple Drive and Royal Orchard Drive, Traffic Congestion, Parking Issues, and Crossing Guard, Royal Orchard Middle School, 77 Royal Orchard Drive - Ward 5** be received; and
2. That a site inspection be undertaken.

### **SC065-2024**

That the correspondence from Baljinder Kaur, resident, to the Brampton School Traffic Safety Council meeting of December 5, 2024, re: **Request to review Traffic Congestion on Chapparral Drive and Honey Bee Drive, Sunny View Middle School, 30 Chapparral Drive - Ward 9**, be forwarded to Enforcement and By-law Services staff to respond to signage and traffic violations.

### **SC066-2024**

That the report by Enforcement and By-law Services, to the Brampton School Traffic Safety Council meeting of December 5, 2024, re: **School Patrol Statistics - October 22 - November 25, 2024** be received.

### **SC067-2024**

1. That the Site Inspection report **Sunny View Middle School**, be received;
2. That the principal be requested to implement a safety awareness campaign within the school to educate students and parents about the dangers of jaywalking and the importance of using crosswalks; and,
3. That the Manager of Transportation Right-of-Way & Safety be requested to consider adding speed bumps or pedestrian signals in front of the school to slow traffic and improve safety which would prevent potential accidents.

### **SC068-2024**

1. That the Site Inspection report for **St. John Bosco Catholic School** be received;
2. That the principal be requested to contact the School Board to review the Kiss and Ride and bus areas with the possibility of reverting to the original configuration on the property; and,
3. That the Manager of Enforcement and By-law Services arrange for the enforcement of the "No Stopping" restrictions on North Park Road during arrival and dismissal times.

### **SC069-2024**

1. That the Site Inspection report for **Ridgeview Public School** be received;
2. That the Manger of Enforcement and By-law Services be requested to arrange for the enforcement of the No Parking/No Stopping restrictions on Brenda Avenue during school arrival and dismissal times;
3. That a Crossing Guard is not warranted at the intersection of Brenda Avenue and Harold Street; and,

4. That the Manager of Manager of Transportation Right-of-Way & Safety be requested to arrange for a site line review at Harold Street and Brenda Avenue for the drivers exiting Brenda Avenue and for parked vehicles on the south side of Harold Street, west of Brenda Avenue.

#### **SC070-2024**

1. That the site inspection report **Burnt Elm Public School**, be received;
2. That the Manager of Enforcement and By-law Services be requested to arrange for increased patrols during the school start and dismissal times to enforce parking regulations; and,
3. That the principal continue to educate the school community and students on safety procedures in and around the school at start and dismissal times.

#### **SC071-2024**

That Brampton School Traffic Safety Council do now adjourn to meet again on January 9, 2025 at 9:30 a.m.

#### **8.3.4 CW015-2025**

That staff be directed to report on the potential renaming of the ice pad at the Chris Gibson Recreation Centre in honour of former Councillor Grant Gibson.

Carried

### **9. Community Services Section**

#### **^9.3.1 CW016-2025**

That the **Minutes of the Brampton Sports Hall of Fame Committee Meeting of December 5, 2024**, Recommendations SHF016-2024 to SHF020-2024, to the Committee of Council Meeting of January 15, 2025, be approved.

Carried

The recommendations were approved as follows:

#### **SHF016-2024**

That the agenda for the Brampton Sports Hall of Fame Committee meeting of December 5, 2024 be approved as written and published.

#### **SHF017-2024**

That the Minutes of the Nomination Sub-Committee Meeting of September 19, 2024 to the Brampton Sports Hall of Fame Committee meeting of December 5, 2024 be received.

#### **SHF018-2024**

That Committee proceed into Closed Session to discuss matters pertaining to the following:

14.1. Open Meeting Exception under Section 239 (2) (b) of the Municipal Act 2001:

Personal matters about an identifiable individual, including municipal or local board employees.

#### **SHF019-2024**

That the direction agreed upon within Closed Session, be approved, and that the official results be announced by media release once approved by Council.

#### **SHF020-2024**

That Brampton Sports Hall of Fame do now adjourn to meet again on Thursday, January 9, 2025 at 6:30 p.m.

#### **^9.3.2 CW017-2025**

That the **Minutes of the Brampton Community Safety Advisory Committee Meeting of December 12, 2024**, Recommendations BCS012-2024 to BCS018-2024, to the Committee of Council Meeting of January 15, 2025, be approved.

Carried

The recommendations were approved as follows:

#### **BCS012-2024**

That the agenda for the Brampton Community Safety Advisory Committee Meeting of December 12, 2024, be amended,

#### **To Add:**

7.3 Discussion at the request of Roop Sindhu, Citizen Member, re: **Emergency Vehicles and How They Can Access Intersections With Divided Bike Lanes and Just One Lane of Traffic in Each Direction During Rush Hour Periods**

8.1 Correspondence from Pastor Eric Onderwater, Grace Canadian Reformed Church, re: **Safety Concerns Creditview Road**

**BCS013-2024**

That the presentation from Grace Cook, Policy Analyst, Region of Peel; Sharon Mayne, CEO, Catholic Family Services of Peel Dufferin Catholic Family Services of Peel Dufferin and Andrine Johnson, CEO, Embrace: Agency to End Violence, re: **Family and Intimate Violence Prevention, 2024 Campaign**, to the Brampton Community Safety Advisory Committee Meeting of December 12, 2024, be received.

**BCS014-2024**

That the presentation from Kevin Minaker, Manager, Traffic Operations and Parking and Michael Kralt, Director, Automated Enforcement and Court Administration, re: **Automated Speed Enforcement Update**, to the Brampton Community Safety Advisory Committee Meeting of December 12, 2024, be received.

**BCS015-2024**

That the presentation from Razmin Said, Senior Manager, Community Safety and Well-Being Office, re: **Safe Public Spaces for All: Addressing Encampments In the City of Brampton (RM55/224)**, to the Brampton Community Safety Advisory Committee Meeting of December 12, 2024, be received.

**BCS016-2024**

1. That the **Brampton Community Safety Advisory Committee - 2025 Meeting Schedule**, to the Brampton Community Safety Advisory Committee Meeting of December 12, 2024, be received; and,
2. That the schedule for the Brampton Community Safety Advisory Committee Road Show be supported by the City Clerk's Office and the Community Safety and Well-Being Office, Information Technology; and,
3. That Strategic Communications promote off-site committee meetings to go out to each ward pairing within Brampton;
4. That the City Clerk's Office work with staff to coordinate two additional Committee meetings to accommodate visits to all ward pairings;
5. That correspondence be sent to all ward pairing Councillors.

### **BCS017-2024**

Correspondence from Pastor Eric Onderwater, Grace Canadian Reform Church, re: **Safety Concerns Creditview Road**, to the Brampton Community Safety Advisory Committee Meeting of December 12, 2024, be **referred** to Kevin Minaker, Manager, Traffic Operations, for further review and report back at the Committee of Council meeting of January 15, 2025.

### **BCS018-2024**

That the Brampton Community Safety Advisory Committee do now adjourn to meet again on Thursday, April 10, 2025, at 7:00 p.m. or at the call of the Chair.

#### **9.3.3 CW018-2025**

That staff be requested to develop a draft terms of reference for an advisory committee of Council with respect to seniors in Brampton.

Carried

#### **^9.4.1 CW019-2025**

That the correspondence from Monica Nikopoulos, Registered Orthomolecular Holistic Health and Cancer Practitioner, to the Committee of Council Meeting of January 15, 2024, re: **Water Fluoridation**, be received.

Carried

## **10. Legislative Services Section**

### **^10.2.1**

#### **CW020-2025**

1. That the report from Allyson Sander, Strategic Leader, Project Management, Legislative Services, to the Committee of Council Meeting of January 15, 2024, re: **Occupancy Standards and Overcrowding in Rental Accommodations (RM 63/2024)**, be received;
2. That City Council approve the proposed amendments to the Property Standards By-law 165-2022, as amended, regarding occupancy standards;

3. That City Council approve the proposed amendments to the Administrative Penalty (Non-parking) By-law 218-2019, as amended, regarding fines for repeat offenders;
4. That staff be directed to facilitate any required amendments to the current and draft Zoning By-laws to accommodate changes in occupancy standards;
5. That staff be directed to report back to City Council with an amending by-law to establish new user fees related to non-compliance and repeat re-inspections; and
6. That staff be directed to review the Council-approved Second Unit Task Force and report back with recommendations to enhance its effectiveness in addressing evolving trends and improving service delivery, including identifying optimal staffing levels.

Carried

#### 10.2.2 **CW021-2025**

That the report from Allyson Sander, Strategic Leader Project Management, Legislative Services, to the Committee of Council Meeting of January 15, 2025, re: **Proposed Amendments to By-law 165-2022, Occupancy Standards**, be received.

Carried

#### <sup>^</sup>10.3.1

#### **CW022-2025**

That the **Minutes of the Accessibility Advisory Committee Meeting of December 10, 2024**, Recommendations AAC013-2024 to AAC018-2024, to the Committee of Council Meeting of January 15, 2025, be approved.

Carried

The recommendations were approved as follows:

#### **AAC013-2024**

That the agenda for the Accessibility Advisory Committee meeting of December 10, 2024 be approved as published and circulated.



#### **AAC014-2024**

1. That the delegation by Ryan Stitt, Salter Pilon Architecture, to the Accessibility Advisory Committee meeting of December 10, 2024, re: **Howden Recreation Centre** be received; and
2. That staff be requested to consider the suggestions and changes put forward by the Committee with a view to incorporate the changes in the design and provide a status update at the next meeting.

#### **AAC015-2024**

1. That the discussion at the request of Vanessa Tantalò, Member, to the Accessibility Advisory Committee meeting of December 10, 2024, re: **Accessibility Concerns at Rosalea Park Air Supported Structure Tennis Courts** be received;
2. That the request for information regarding the building permit and drawings for the construction of Rosalea Park Air Supported Structure Tennis Courts be referred to accessibility staff for discussions with the Planning department staff and possibly be brought to the Planning and Development Committee; and,
3. That an update be provided at the next Accessibility Advisory Committee on the status of the accessibility issues raised at the meeting.

#### **AAC016-2025**

1. That the discussion at the request of the City Clerk's Office, re: **Franco Spadafora, Member, Relocation** be received;
2. That Franco Spadafora, Co-Chair, be permitted to continue as a member of the Committee and attend meetings virtually; and,
3. That a Co-Chair be selected to fill the position for the remainder of the Term of Council.

#### **AAC017-2024**

That the update by City Clerk's Office, to the Accessibility Advisory Committee meeting of December 10, 2024, re: **Resignation of Chris Mann, Member** be received.

#### **AAC018-2024**

That the Accessibility Advisory Committee meeting do now adjourn to meet again on February 25, 2025 at 6:30 p.m.

## 11. Economic Development Section

^11.3.1

### **CW023-2025**

That the **Minutes of the MedTech Task Force Meeting of November 7, 2024**, Recommendations MTTF007-2024 to MTTF011-2024, to the Committee of Council Meeting of January 15, 2025, be approved.

Carried

The recommendations were approved as follows:

### **MTTF007-2024**

That the agenda for the MedTech Task Force Committee Meeting of November 7, 2024, be approved as published and circulated.

### **MTTF008-2024**

1. That the following presentations to the MedTech Task Force Committee Meeting of November 7, 2024, re:

- 1. William Osler Health Systems**

- 2. Ontario Centre of Innovation**

be received; and,

2. That the City of Brampton and the post secondary and institutional partners on the Medtech Taskforce work together with Ontario Centre of Innovation to develop a business case for applying and obtaining support from the Ontario Centre of Innovation Life Sciences fund that will advance medical innovation in Brampton.

### **MTTF009-2024**

That the following Verbal Update on Key Projects to the MedTech Task Force Committee Meeting of November 7, 2024, re: **Wet Labs - Feasibility Study / Consultation Update**, be received.

### **MTTF010-2024**

That the **MedTech Task Force - 2025 Meeting Schedule**, to the MedTech Task Force Meeting of November 7, 2024, be received.

### **MTTF011-2024**

That the MedTech Task Force do now adjourn to meet again for a Regular Meeting of Committee on Thursday, April 24, 2025 at 4:00 p.m. or at the call of the Chair.

## 12. Corporate Services Section

### ^12.2.1

#### **CW024-2025**

1. That the report from Yvonne Kwiecien, Manager, Taxation and Assessment, Finance, Corporate Support Services, to the Committee of Council Meeting of January 15, 2025, re: **Delegation of Regional Tax Ratio Setting 2025**, be received;
2. That the City of Brampton consents to a by-law delegating the upper tier tax ratio setting authority within the Region of Peel to the lower-tier municipalities and to a continuation of the apportionment methodology in place for the 2024 tax year; and;
3. That a certified copy of the resolution be forwarded to the Region of Peel before March 1, 2025.

Carried

### ^12.2.2

#### **CW025-2025**

That the report from Claudia Santeramo, Manager, Procurement Performance, Purchasing, Corporate Support Services, to the Committee of Council Meeting of January 15, 2025, re: **Active Consulting Service Contracts – 3rd Quarter 2024**, be received.

Carried

### ^12.2.3

#### **CW026-2025**

That the report from Claudia Santeramo, Manager, Procurement Performance, Purchasing, Corporate Support Services, to the Committee of Council Meeting of January 15, 2025, re: **Purchasing Activity Quarterly Report – 3rd Quarter 2024**, be received.

Carried

^12.2.4

**CW027-2025**

1. That the report from Demarr Royal, Real Estate Coordinator, Strategic Services and Initiatives, Office of the CAO, to the Committee of Council Meeting of January 15, 2025, re: **Surplus Declaration and Disposal of a portion of City-Owned Lands at 0 and 40 Aurora Place – Ward 2**, be received;
2. That a by-law be enacted to declare surplus to the City's requirements and approve the disposal of a portion of the City's properties identified as 40 Aurora Place, PIN 14243-0650 (LT), approximately 0.149 acres together with a small adjacent triangular parcel at 0 Aurora Place, PIN 14243-1042 (LT), approximately 0.0022 acres, in accordance with previous Council direction, subject to the reservation or transfer of any required interests for utilities, services, setbacks, reserves, sidewalks or widenings as may be determined by the City of Brampton;
3. That staff negotiate the terms of the Agreement of Purchase and Sale for the disposal of a portion of 40 Aurora Place, PIN 14243-0650 (LT) and 0 Aurora Place, PIN 14243-1042 (LT), at fair market value to the adjacent property owner of 10545 Hurontario St, Brampton, on an as-is-where-is basis; and
4. That staff report back for Council approval to ratify the Agreement of Purchase and Sale for portions of both properties.

Carried

12.3.1

**CW028-2025**

Whereas, throughout the month of February, the City of Brampton will recognize and celebrate Black History Month with a series of City-led and community activities and educational programs;

Whereas, Black History month events serve as a platform to prioritize community safety, highlight economic growth, promote community voice consultation, and empower youth; and

Whereas, the Black History Month event provides opportunities to support and empower programs by the Black Empowerment unit;

Therefore Be It Resolved That \$15,000 be allocated to the Black History Month Events in 2025.

Carried

**13. Referred Matters List**

**^13.1 CW029-2025**

That the **Referred Matters List - 2024 Fourth Quarter Update**, to the Committee of Council Meeting of January 15, 2025, be received.

Carried

**15. Closed Session**

**CW030-2025**

That Committee proceed into Closed Session to discuss matters pertaining to the following:

**15.2 Committee of Adjustment Update**

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

Personal matters about an identifiable individual, including municipal or local board employees.

**15.4 Verbal Update - Status of Negotiations**

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

A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

**15.5 Verbal Update - New Litigation**

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

Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

Carried

**15.2 CW031-2025**

1. That staff be directed to continue to closely monitor Committee of Adjustment member attendance, and

2. That staff be directed to establish an on-going training program for Committee of Adjustment members, for the remainder of the 2022 – 2026 term, that shall include further training related to bias, harassment, parliamentary procedures, Planning Act requirements, OACA training opportunities, member duties and responsibilities, and any other educational sessions deemed to be relevant to the work of the Committee by the City Clerk and/or the Commissioner of Planning, Building and Growth Management.

Carried

**15.3 CW032-2025**

That the Purchasing Agent be authorized to commence a limited tender procurement direct with Microsoft for Microsoft Enterprise Products, Cloud Services and Support Services for a three (3) year period.

Carried

**16. Adjournment**

**CW033-2025**

That the Committee of Council do now adjourn to meet again on Wednesday, January 29, 2025, or at the call of the Chair.

Carried



**Report**  
**Staff Report**  
 The Corporation of the City of Brampton  
 12/9/2024

**Date:** 2024-11-13

**File:** OZS-2024-0046

**Subject:** **Recommendation Report** Application to Amend the Official Plan and Zoning By-Law  
*(To facilitate the development of a 10-storey residential building consisting of 105 apartment units.)*  
**Glen Schnarr & Associates Inc. / 2424203 Ontario Ltd.**  
**Part 1, Plan of Block 19, Registered Plan 43M-4444**  
**(0 McLaughlin Road)**  
**North of Bovaird Rd. and West of McLaughlin Rd.**  
**Ward: 6**

**Contact:** Mana Zavalat, Manager, Development Services & Design,  
 (905) 874-2619, [Mana.Zavalat@Brampton.ca](mailto:Mana.Zavalat@Brampton.ca)

**Report number:** Planning, Bld & Growth Mgt-2024-918

**RECOMMENDATIONS:**

1. That the report from Mana Zavalat, Manager, Development Services to the Planning and Development Committee of December 09, 2024, re: **Recommendation Report, Application to amend the Official Plan and the Zoning By-Law**, Glen Schnarr & Associates Inc. – 2424203 Ontario Ltd., City File: OZS-2024-0046, Part 1, Plan of Block 19, under Registered Plan 43M-4444, Ward 6, 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 2424203 Ontario Ltd. (File: OZS-2024-0046) be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Planning Statement, conforms with the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendment to the Official Plan is generally in accordance with the attached Attachment 12 to this report be adopted;
4. That the amendment to the Zoning By-law, is generally in accordance with the attached Attachment 13 to this report be adopted;

5. That, prior to forwarding the enactment of the Zoning By-law amendment to Council for adoption, a revised Traffic Impact Study (TIS) be submitted and approved at the discretion of the Commissioner of Planning, Building and Growth Management;
6. That, prior to forwarding the enactment of the Zoning By-law amendment to Council for adoption, a revised Functional Servicing Report (FSR) be submitted and approved at the discretion of the Commissioner of Planning, Building, and Growth Management; and
7. 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.

**OVERVIEW:**

- **The applicant submitted an amendment to the Official Plan and Zoning By-law to permit the development of a ten (10) storey apartment building consisting of 105 residential units. The proposal comprises a mix of one-to-three-bedroom units.**
- **The subject property is designated ‘Residential’ in the City of Brampton Official Plan. The ‘Residential’ designation permits a full range of residential dwelling types. The subject property is designated ‘Community Area’ and ‘Support Corridor’ within Schedule 1A – City Structure of the Brampton Plan. Further, the subject property is designated ‘Neighborhoods’ within Schedule 2 – Designations of the Brampton Plan. Schedule 2 is currently under appeal. As such, an amendment to the Official Plan will not be required.**
- **The subject property is designated as ‘Medium/ Cluster/ High-Density Residential’ within the Fletchers Meadow Secondary Plan (SPA 44). This designation permits multi-use residential built form to a maximum of 124 units per net hectare (50 units per acre). An amendment to the Secondary Plan is required) to permit the proposed residential density.**
- **The subject property is currently zoned ‘Commercial One – Special Section 1045 (C1-1045)’ as per Zoning By-law 270-2004, as amended. The Commercial One – Special Section 1045 (C1-1045) zone does not permit the proposed residential development. An amendment to the Zoning By-law is required to facilitate the proposal.**
- **A Statutory Public Meeting for this application was held on September 9<sup>th</sup>, 2024. Nine members of the public were present to delegate on this item.**



**Additionally, eight written submissions from members of the public were received and presented at the Planning and Development Committee Meeting and Planning Staff received over 16 emails throughout the review process. Details of the Statutory Public Meeting, including key concerns raised by members of the public, are summarized in Attachment 11 of this report**

- **Staff has revised the applicant’s proposed Zoning By-law amendment to ensure the proposed building will have an appropriate character for this area and will not create any adverse operational issues. Key revisions include:**
  - **Imposing a 45-degree angular plane restriction from the south property line to ensure the building remains compatible with the neighboring low-rise residential development.**
  - **Adding screening for south-facing balconies and rooftop amenities to enhance privacy for neighboring properties.**
  - **Applying the Zoning By-law’s parking space standards to prevent overflow parking from impacting adjacent areas.**
  - **Expanding landscaped buffer strips in select areas of the site to improve visual character and integration with the surroundings**
- **With staff’s recommended revisions, the proposal represents good planning, is consistent with the Provincial Policy Statement and is in conformity with the Growth Plan for the Greater Golden Horseshoe as well as the Region and Brampton Official Plan.**
- **The proposal is consistent with the “2022 - 2026 Term of Council Priorities” by supporting “A City of Opportunities” theme. The proposal is consistent with the direction of building complete communities to accommodate growth for people and jobs.**

## **BACKGROUND:**

The subject land is legally described as Part 1, Plan of Block 19 under Registered Plan 43M-1444. The site does not currently have a municipal address. This development proposal was originally received on September 17<sup>th</sup>, 2021, by Glen Schnarr & Associates on behalf of 2424203 Ontario Ltd as File: OZS-2021-0042. The proposed development was for a nine-storey apartment dwelling with 120 residential units. A formal Notice of Complete Application was provided to the applicant on October 27, 2021. The Statutory Public Meeting for this application was held on December 12, 2021, at the Planning and Development Committee Meeting.

Following the public meeting, the proposal was revised to address comments received from staff and members of the public. The applicant resubmitted a complete package for Staff review on July 4, 2024. At that time, due to the significant amount of time that had lapsed since the initial submission, City staff requested that the applicant formally resubmit the application under a new file number to assist in having the community being able to participate in a new statutory public meeting.

Glen Schnarr & Associates Inc., on behalf of 2424203 Ontario Ltd., submitted a new application for the revised application on August 1<sup>st</sup>, 2024. The application now proposes a 10-storey residential building with 105 residential units and with two levels of underground parking. The application was deemed complete in accordance with the requirements of the *Planning Act*, and a formal Notice of Complete Application was issued on August 1<sup>st</sup>, 2024. A formal presentation was made by staff for a public meeting held on September 9<sup>th</sup>, 2024.

### **CURRENT SITUATION:**

An Application to amend the Official Plan and Zoning By-law has been filed by the City to develop an approximately 0.32 hectares (0.79 acres) site to permit a 10-storey residential development (refer to Attachment 1).

#### ***Details of the proposal:***

- Proposed 10-storey residential building with two levels of underground parking;
- A total of 105 residential units comprised of:
  - 25 - One-bedroom units,
  - 43 - Two-bedroom units,
  - 37 - Three-bedroom units;
- A total of 117 parking spaces (surfaces and underground) including 96 residential units and 21 visitor parking spaces;
- A total of 124 bicycle parking spaces;
- Access and loading spaces provided from McLaughlin Road;
- A proposed landscaped area of 576 sq.m.;
- A Floor Space Index (FSI), of 4.94;
- Total Gross Floor Area of 17,438 sq.m. (187,700 sq. Ft.); and
- A 5-metre-wide Natural Heritage System buffer proposed from the staked top of bank and from the limits of the adjacent significant woodland.

***Property Description and Surrounding Land Use (Refer to Attachment 6):***

The subject property has the following characteristics:

- Legally described as Part 1, Plan of Block 19, under Registered Plan 43M-4444; located to the north of Bovaird Road and west of McLaughlin Road.
- An irregular shaped lot with a total site area of approximately 0.32 hectares (0.79 acres).
- Frontage of 148 metres (485.5 feet) on McLaughlin Road.
- The site is currently vacant with landscape areas existing trees.
- It is located within a portion of the Natural Heritage System (NHS) associated with the Fletcher's Creek Subwatershed of the Credit River Watershed.

The surrounding land uses are described as follows:

North and

West: Open natural areas attributed to the tributary of Fletcher's Creek as well as a multi-use trail.

East: McLaughlin Road, beyond which are industrial and commercial buildings.

South: Low-density residential dwellings and further south is a commercial plaza.

**Refinement of Existing Studies**

At the time of this report, City staff have identified that some modest changes to the technical details in the FSR and the TIS are required. Although these studies have not yet been fully approved, City staff are satisfied that the recommendations of this report are appropriate to proceed to Committee and Council, as the revisions will not impact the proposed land use, density, or overall site layout. Staff recommends that proposed amending Zoning By-law not be brought to Council for adoption until the FSR and TIS are approved to the satisfaction of the Commissioner of Planning, Building and Growth Management.

To address traffic concerns, the applicant is being requested to provide a revised TIS with a queuing analysis and a functional design to ensure the proposed development and functional design meet the City of Brampton standards. Staff notes that they will work with the applicant to ensure an appropriate transition within the site to McLaughlin Road to minimize impacts. Prior to site plan approval, staff anticipate that the applicant will need to provide a dedicated McLaughlin Road left-turn lane into the site.

Further, with respect to the servicing, the applicant is also being requested to provide a revised FSR with supporting details to confirm that the proposed development and functional design meet the City of Brampton's requirements.

### Cost-Sharing Agreement

This site is subject to cost-sharing agreement obligations. Staff recommends that these obligations be satisfied prior to the issuance of site plan approval. If the matter remains unresolved prior to the enactment of the Zoning By-law Amendment, staff intends to include a Holding ('H') provision in the Zoning By-law to ensure that the obligations are satisfied in the future.

### Staff recommended revisions to applicant's proposal:

#### Building Height, Setback and screening of balconies:

While the proposed building is tiered in height and setback from the single detached dwellings to the south, staff believes that it is appropriate to ensure that the proposed building will be built in a way that ensures that the tiering will not breach a 45 degree angular plane from the south property line. A zoning by-law requirement to this effect will help to ensure that the building does not have an imposing negative presence relative to the existing residential lots.

Staff also recommend widened landscape strips along McLaughlin Street and adjacent to the residential properties to enhance site character and provide additional privacy for neighboring residents. These landscape buffers will soften the transition between the development and surrounding areas, creating a more appealing streetscape while serving as a natural privacy barrier. This requirement will be included in the Zoning By-law amendment.

Further, staff recommend adding screening for south-facing balconies and rooftop amenities to reduce any potential impact on the privacy or perceived privacy of residents in the existing residential lots to the south. This requirement will be incorporated into the Zoning By-law amendment.

#### Parking:

Since the subject lands are not located near a Major Transit Station Area, it is essential for the development to provide sufficient on-site parking for both residents and visitors. While the current proposal seeks a reduction in the standard parking requirements under the Zoning By-law, staff recommend that the development adhere to the minimum parking standards for McLaughlin Road. In alignment with the Zoning By-law's requirements, the site must provide a minimum of 1.0 resident parking space per unit and 0.2 visitor parking spaces per unit to ensure adequate parking capacity.

### Application to Amend the Zoning By-law:

The subject property is zoned 'Commercial One – Special Section 1045 (C1-1045)' as per Zoning by By-law 270-2004, as amended. The Commercial One – Special Section 1045 (C1-1045) zone does not permit the proposed residential development.

Therefore, an amendment to the Zoning By-law is required to facilitate the proposed residential development.

The proposed Zoning By-law Amendment would re-zone the lands to 'Residential Apartment A – Special Section 3081 (R4A – 3081)' and 'Floodplain (F)' to facilitate the proposed residential development. The draft Zoning By-law is attached as Attachment 13.

#### Application to Amend the Secondary Plan:

The subject lands are designated as 'Medium/Cluster/High-Density Residential' in the Fletchers Meadow Secondary Plan (SP44). This Official Plan Amendment seeks to amend policies of SP44 to facilitate the development of a mid-rise residential apartment building, maintaining the 'Medium/Cluster/High Density Residential' designation and increasing residential density.

This amendment aims to increase the allowable residential density to support a mid-rise residential development on the lands shown as Attachment 2.

Staff recommends an amendment to the Fletchers Meadow Secondary Plan (SPA44) to increase the permitted density as follows:

- **Section 3.1.6 Residential Policy:** The lands designated "Medium/Cluster High Density Residential," located on the west side of McLaughlin Road, south of Lornel Gate Drive, and north of Marycroft Court, are permitted to develop with a density of up to 410 units per net hectare (165 units per net residential acre).

#### Summary of Recommendations

This report recommends that Council endorse the approval of the proposed amendment to the Secondary Plan and Zoning By-law generally in accordance with Attachments 12, 13 to this report.

The proposal, which is recommended to incorporate revisions by staff as noted above to include a 45 degree angular plane requirement, screening of south facing balconies, and full parking supply as required by the Zoning By-law, represents good planning, is consistent with the Provincial Planning Statement and conforms to the City of Brampton-see associated details in Attachment 8- Detailed Planning Analysis.

### **Planning Analysis Summary:**

The proposed Amendment to the Official Plan and Zoning By-law Amendment are consistent with the Provincial Planning Statement and are in conformity with the City Official Plan. The application also has regard for matters of provincial interest under Section 2 of the Planning Act.

The proposed development represents orderly growth in a suitable location, promoting intensification along McLaughlin Road, which is designated a Support Corridor. It optimizes the use of existing services and transit along McLaughlin Road and Bovaird Road. The proposed apartment units align with the intent of all levels of the planning policy framework to increase housing supply and contribute Brampton's vision of creating complete communities.

The proposed development is in the public interest. The dimension and irregular shape of the lot is suitable for the purposes of the proposed residential apartment building. The existing and proposed utilities and municipal services are adequate to support this development. Studies submitted by the applicant have been reviewed by the City and relevant public agencies, confirming the development's appropriateness from a technical perspective.

Additional information with respect to individual policies is provided in Attachment 8 (Detailed Planning Analysis).

### **Matters of Provincial Interest:**

#### ***Planning Act, (2024):***

The application has been reviewed for compliance and regard for matters of Provincial interest as set out in Section 2 of the Planning Act R.S.O 1990. The proposed Official Plan Amendment and Zoning By-law Amendment represent orderly development in a desired location that is suitable for urban growth and development.

In accordance with section 2 of the Planning Act, the application has regard to, among other matters of Provincial interest such as:

- (a) the protection of ecological systems, including natural areas, features and functions;*
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- (h) The orderly development of safe and healthy communities;*
- (j) The adequate provision of a full range of housing, including affordable housing;*
- (p) The appropriate location of growth and development;*
- (r) The promotion of built form that,*
  - (i) is well-designed,*

- (ii) encourages a sense of place, and
- (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

The recommendations are consistent with the above-noted matters by adding housing stock and directing intensification and redevelopment in a compact form. These sections of the Planning Act are guiding principles included in the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe. These are described in the relevant sections below.

***Provincial Planning Statement, 2024 (PPS):***

Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. The Provincial Planning Statement (PPS) provides direction on matters of provincial interest related to land use planning and development.

The proposed residential development aligns with the PPS, 2024 by helping to achieve complete communities. It is compatible with surrounding lands and efficiently uses existing infrastructure available on the site.

The PPS, 2024 will fundamentally change how growth planning occurs throughout Ontario by simplifying and re-aligning existing policies to achieve the province’s goal to build at least 1.5 million homes by 2031. Staff is satisfied that the proposed development is consistent with the applicable sections of the Provincial Planning Statement.

***City of Brampton Official Plan (2006):***

The City of Brampton Official Plan and associated Secondary Plan are intended to guide development and infrastructure decisions on issues related to land use, built form, transportation, and environment. The Official Plan intends to give clear direction as to how physical development and land use decisions should plan to meet current and future needs of residents.

The subject lands are designated as ‘Residential’ on Schedule A – General Land Use Designations of the Official Plan. Section 4.2 of the Official Plan includes policies providing direction on the development of lands designated Residential. Under Section 4.2.1.1, the Residential designations shown on Schedule "A" permit predominantly residential land uses including a full range of dwelling types ranging from single detached houses to high-rise apartments. Upon review, staff is satisfied that the proposal meets the requirements of Section 4.2.1.1 to justify the proposed development provides adequate connectivity to existing facilities and city services, utilizes adjacent environmental features, and appropriately integrates within the existing community. Thus, residential uses are permitted as well as complementary uses subject to specific Secondary Plan policies or designations.

Staff are satisfied that the proposed development is consistent with the City of Brampton Official Plan.

***Brampton Plan, 2023:***

On June 6<sup>th</sup>, 2024, Brampton Plan came into effect except for those policies and sections under appeal. The Official Plan provides clear direction and principles to guide city building, attaining its vision for the future and support the City to become a vibrant, urban city of over 1 million people by 2051.

The subject lands for the proposed Zoning By-Law Amendment are designated ‘*Community Area*’ and ‘*Support Corridor*’ within Schedule 1A – City Structure of the Brampton Plan.

‘*Community Areas*’ reflect locations where people live, shop, work and play, including a mix of new and existing residential, commercial, and residential-serving institutional areas of Brampton, with the amenities, including parks and open spaces, they need for day-to-day living within a 15-minute walk or bicycle ride from their home.

McLaughlin Road is designated as a ‘*Support Corridor*’ in the Brampton Plan, intended to promote a compact, urban form while providing appropriate transitions to adjacent, lower-scale residential areas. Support Corridors encourage infill opportunities and promote “missing middle” housing typologies to create a smooth transition between low-rise and higher-density developments.

The lands are further designated as ‘*Neighborhoods*’ within Schedule 2 – Designations of the Brampton Plan. In ‘*Neighborhood*’ areas, a low-rise building typology is permitted. However, the low-rise plus typology, allowing for up to four stories, is allowed within 400-800 meters of a Support Corridor.

It is important to note that Schedule 2 of the recently approved Brampton Plan is currently under appeal. An Official Plan Amendment is not required as the proposed development will adhere to the requirements of the secondary plan to accommodate the increased density through mid-rise development on the subject lands.

If the schedules noted above were not under appeal, an amendment to the Official Plan would have been necessary.

***Fletchers Meadow Secondary Plan Area 44:***

The subject property is designated as ‘*Medium/Cluster/High-Density Residential*’ in the Fletchers Creek Village Secondary Plan (SPA 44).

The ‘*Medium/Cluster/High-Density Residential*’ designation allows for a maximum density of 124 units per hectare (50 units per acre). An amendment to the Secondary Plan will be required to increase the density from 124 units per hectare (50 units per acre) to 410 units



per net hectare (165 units per acre), which contributes towards the required density target for this area as per the City of Brampton's Official Plan.

The increase in density as stated above is supportable from a land use planning perspective, given that:

- The proposed new plan better aligns with the provincial policies related to creating complete communities and efficient use of resources.
- Unique environmental features / amenities are not negatively impacted by this development proposal and are integrated into the development plans; and,
- The existing and planned road, servicing, parks, and institutional facilities can accommodate the additional density increase.

Staff is satisfied that the proposed development conforms to the general intent of the Official Plan.

### ***City of Brampton Zoning By-law 270-2004:***

The subject property is zoned '*Commercial One – Special Section 1045 (C1-1045)*' in the City of Brampton Zoning By-law 270- 2004, as amended. This zone permits retail establishments, service shops, and other permitted uses. As such, a Zoning By-law Amendment is required to permit the proposed 10-storey residential apartment building for 105 units.

The Zoning By-law amendment proposes to rezone the property to a new site-specific '*Residential Apartment – Special Section 3801 (R4A-3801)*' and '*Floodplain (F)*' zone.

The proposed Zoning By-law amendment includes site-specific zoning provisions, including but not limited to uses permitted on site, minimum interior and rear yard depth, minimum landscape requirements, maximum building height, maximum lot coverage and FSI, and parking calculations for the site (Please refer to Attachment 13).

The detailed planning analysis (Attachment 8) includes a detailed overview of the Zoning By-law Amendment.

### ***Community Engagement***

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands, in accordance with and exceeding the Planning Act requirement of 120 metres for such applications. A copy of all department / agency comments are attached as Attachment 10 to this report. Notice signs were placed on the subject lands to advise members of the public that the application had been filed with the City. This report along with the complete application requirements, including studies have been posted to the City's website.

A Statutory Public Meeting for this application was held on September 9<sup>th</sup>, 2024. At the September 9<sup>th</sup>, 2024, Planning and Development Committee meeting, there were nine

members of the public in attendance to speak to this item at the statutory public meeting. Written correspondence from eight members of the public were received and presented at the Planning and Development Committee Meeting and Planning Staff received over 16 emails throughout the review process.

Details of the Statutory Public Meeting are included in Attachment 11 of this report. A high level overview of the comments received, and staff responses are outlined below:

Issue Raised at Public Meeting	Response
<p>Community members preferred to retain the current commercial zoning of the site.</p>	<ul style="list-style-type: none"> <li>The proposed residential zoning is considered appropriate based on the criteria in the Planning Act and applicable City, Regional, and Provincial land use policies. The site's location, size, and shape pose constraints that would challenge the viability of commercial uses. Transitioning to residential zoning aligns with the City's housing objectives and will contribute to meeting the target of 113,000 new units by 2031, providing needed housing options in the area</li> </ul>
<p><i>Built form and compatibility with the surrounding executive residential community.</i></p>	<ul style="list-style-type: none"> <li>The subject lands front onto McLaughlin Road and are adjacent to industrial and employment areas. To the south are single-detached dwellings, which align with the proposed residential use of the development. Although the project includes a 10-storey building, it is proposed with upscale architectural designs, as detailed in the submitted Urban Design Brief, to complement the existing neighborhood. The proposed development supports provincial policies that promote the creation of complete communities and the expansion of housing supply.</li> <li>Before site plan approval, the development must satisfy the 45-degree angular plane requirement to minimize any impact on adjacent properties. Staff will work closely with the applicant to ensure that appropriate yard setbacks are provided. This will allow for additional buffering through vegetation or tree planting, further enhancing compatibility with the surrounding community</li> </ul>
<p><i>Increase in Car Theft</i></p>	<ul style="list-style-type: none"> <li>Planning staff cannot comment on potential future crime rates. The application is being reviewed based on the criteria set out in the <i>Planning Act</i> and relevant City, Regional, and Provincial land use policies.</li> </ul>

<i>Traffic Congestion and Speeding on McLaughlin Road</i>	<ul style="list-style-type: none"> <li>• Prior to site plan approval, Traffic staff will work with the applicant to review the proposed access to ensure a safe transition from the site to McLaughlin Road that will not have a major impact on the surrounding community.</li> </ul>
<i>Left Turn on McLaughlin Road</i>	<ul style="list-style-type: none"> <li>• Staff require the applicant to provide a dedicated left-turn lane on McLaughlin Road into the site before site plan approval. A revised TIS, including a queuing analysis and functional design drawings of McLaughlin Road, is necessary. Staff will also ensure that the ramp leading to the underground garage meets City of Brampton standards prior to any site plan approvals.</li> </ul>
<i>Parking Deficiency</i>	<ul style="list-style-type: none"> <li>• The applicant is required to adhere the City of Brampton minimum parking standards of 1.0 space per residential unit and 0.2 space per visitor per unit.</li> </ul>
<i>Privacy Concerns</i>	<ul style="list-style-type: none"> <li>• The proposed mid-rise residential building maintains a 7.5-meter setback from the southern property line along Marycroft Court. The design includes a stepped building profile to reduce visual impact and achieve an appropriate height-to-width ratio, helping to maintain privacy for neighboring properties. Requirements will be included to have south facing balconies screened from view.</li> </ul>
Questions about the availability and proximity of transit services.	<ul style="list-style-type: none"> <li>• The subject lands are close to transit services at the corner of Marycroft Road and McLaughlin Road. McLaughlin Road is a support corridor providing local transit routes envisioned to operate throughout neighborhood and employment areas. The site is a short walk to transit stops and connections to the Rapid Transit Network on Bovaird Road, which offers priority bus or Zum transit services.</li> </ul>
<i>Noise Concerns</i>	<p>Staff will ensure that the proposed development will satisfy the Provinces D6 noise guidelines. It is not expected that any functions from the proposed development will result in noises that would surpass the Provincial guidelines. A future site plan application process will help ensure that any anticipated noises that could be a nuisance to adjacent residential development is mitigated through fencing, locations of functions.</p>
<i>Stormwater and drainage concerns</i>	<ul style="list-style-type: none"> <li>• Through the site plan process, the applicant will work with Staff, the Region of Peel, and the Conservation Authority to provide supporting documentation and calculations depicting adequate</li> </ul>

	capacity for the additional stormwater flows without adversely affecting adjacent properties.
<i>School Capacity</i>	<ul style="list-style-type: none"> <li>All school boards (Conseil Scolaire Viamonde, Peel District School Board and Dufferin Peel Catholic District School Board) were circulated on the application and have provided their thorough comments.</li> </ul> <p>Each school board conducts regular planning and forecasting to determine the need for new or expanded educational facilities. They collaborate with governmental bodies for necessary funding when expansion is required. No concerns were noted by the school boards.</p>
<i>Loss of trees and biodiversity</i>	<ul style="list-style-type: none"> <li>The subject lands abut a Natural Heritage System feature. Staff and the Conservation Authority have reviewed the Environmental Buffer issues and are agreeable to a 5m NHS buffer with 0m structural setback. The remaining site will be undisturbed.</li> <li>The applicant has submitted a Tree Inventory and Conservation Plan. A total of 28 trees were identified on and within six metres of the subject property. Of the 28 trees documented, the removal of 11 trees will be required to accommodate the proposed development.</li> <li>Prior to the issuance of building permits, the Owner will be required to fulfil their parkland dedication requirements in the form of a cash-in-lieu of parkland payment pursuant to Section 42 the Planning Act R.S.O. 1990, c.P.13 as amended (the Planning Act) and the City's Parkland Dedication By-law, as amended.</li> </ul>
<i>Property values / Premium Lots</i>	<ul style="list-style-type: none"> <li>Planning staff cannot comment on the future property valuation. This application is being reviewed on the merits of criteria set out in the "Planning Act" and City, Regional and Provincial policies regarding land use planning.</li> </ul>
<i>Community Park</i>	<ul style="list-style-type: none"> <li>The Fletcher's Creek Secondary Plan identifies a series of parks to serve the area. The subject site is not designated for a park.</li> </ul>
<i>Potential impact on existing infrastructure and emergency services.</i>	<ul style="list-style-type: none"> <li>Additional discussions and technical studies may be required during the Site Plan and Building Permit stages to address any service constraints.</li> </ul>

<i>Concerns about utilities and the placement of an electric transformer.</i>	<ul style="list-style-type: none"> <li>• Staff have noted that the proposed utilities at the corner of McLaughlin Road and Marycroft Court will require thorough review during the site plan stage.</li> </ul>
-------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

## **CORPORATE IMPLICATIONS:**

### **Financial Implications:**

There are no financial implications directly associated with this report. Revenue collected through development application fees are accounted for in the approved operating budget.

### **Other Implications:**

There are no other corporate implications associated with the applications.

### **Term of Council Priorities:**

The application is consistent with the “A City of Opportunities” theme. It supports the building of complete communities to accommodate growth for people and jobs. The development of this site will be an efficient use of land and resources, optimize existing infrastructure, and will provide a transit-supportive, pedestrian-friendly development.

### *Living the Mosaic – 2040 Vision*

This proposal is consistent with the vision that Brampton will be a mosaic of complete neighborhoods. This report has been prepared in full consideration of the overall vision that the people of Brampton will ‘Live the Mosaic’.

The proposed development supports Brampton 2040 vision for a mosaic of characterful and complete neighbourhoods. The application optimizes the use of the site (where the site is currently empty) along McLaughlin Road. The proposal provides a diverse mix of apartment residential units (1-to-3-bedroom units). These units can accommodate needs of different household sizes and incomes and will help to update and revitalize the existing neighbourhood.

## **CONCLUSION:**

Staff is satisfied that the proposed development, with the revisions that are recommended by staff, represent good planning, because it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Peel Region Official Plan, and is in keeping with the general principles of the Brampton Official Plan.

This report recommends that Council enact the Official Plan and Zoning By-law Amendment attached hereto as Attachment 12 and 13, once it is determined by the

Commissioner of Planning, Building and Growth Management that the Traffic Impact Study and the Functional Servicing Report are to the satisfaction of the City. In this regard, the following criteria have been met:

- The proposed development takes advantage of an underutilized site to provide housing options to accommodate changing demographic needs,
- the proposed zoning by-law and official plan amendment are consistent with the aforementioned policies,
- as confirmed through the circulation of the applications, all financial and technical requirements have been addressed.

In summary, the applications are appropriate for the orderly development of the lands and represent good planning.

Authored by:

Reviewed by:

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Mana Zavalat, MCIP, RPP  
Manager, Development Services

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Allan Parsons, MCIP, RPP  
Director, Development Services

Approved by:

Approved by:

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Steve Ganesh MCIP RPP  
Commissioner  
Planning, Building and Growth  
Management Services Department

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Marlon Kallideen  
Chief Administrative Officer  
City of Brampton

**Attachments:**

- Attachment 1 – Concept Plan
- Attachment 2 – Location Map
- Attachment 3 – Official Plan Designations
- Attachment 4 – Secondary Plan Designations
- Attachment 5 – Zoning By-law Designations
- Attachment 6 – Aerial & Existing Land Use
- Attachment 7 – Architectural Rendering
- Attachment 8 – Detailed Planning Analysis
- Attachment 9 – Sustainability Score Summary

- Attachment 10 – Result of Application Circulation Received
- Attachment 11 – Results of Public Meeting
- Attachment 12 – Draft Official Plan Amendment
- Attachment 12a – Draft Official Plan Amendment to Schedule “A”
- Attachment 13 – Draft Zoning By-law Amendment
- Attachment 13a – Draft Zoning Plan Amendment to Schedule “A”



LEGEND:



MAIN FLOOR

Subject Lands

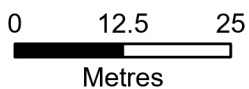


OUTLINE (BUILDING ABOVE)

Parcel Fabric



PLANNING, BUILDING AND GROWTH MANAGEMENT

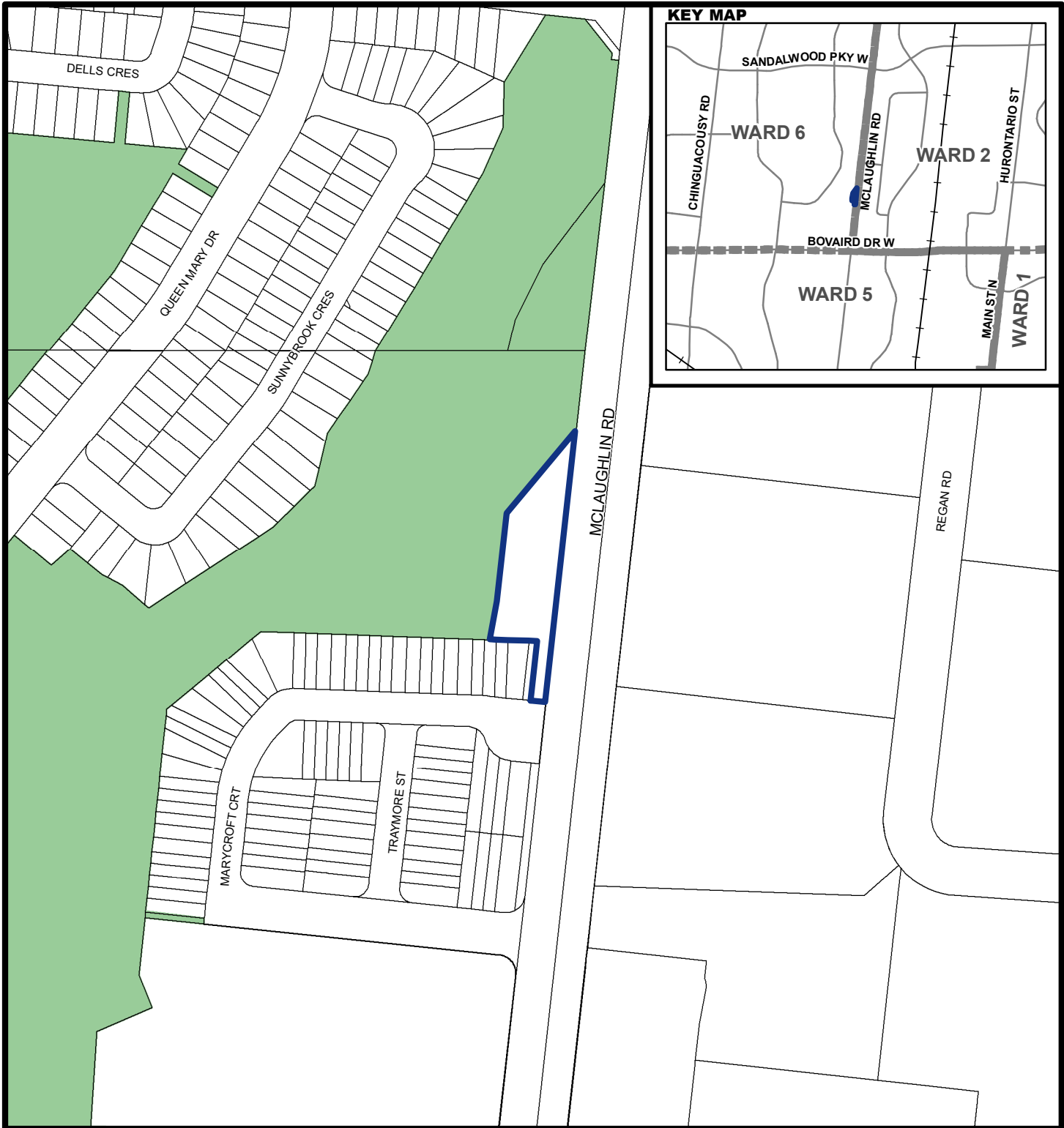





Author: NRamusca  
Date: 2024/11/18

**APPENDIX 1  
Concept Plan**

**Property Owner: 2424203 Ontario Ltd  
Applicant: Glen Schnarr & Associates Inc.**





-  SUBJECT LAND
-  GREENSPACE
-  PROPERTY LINE

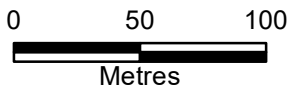


PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

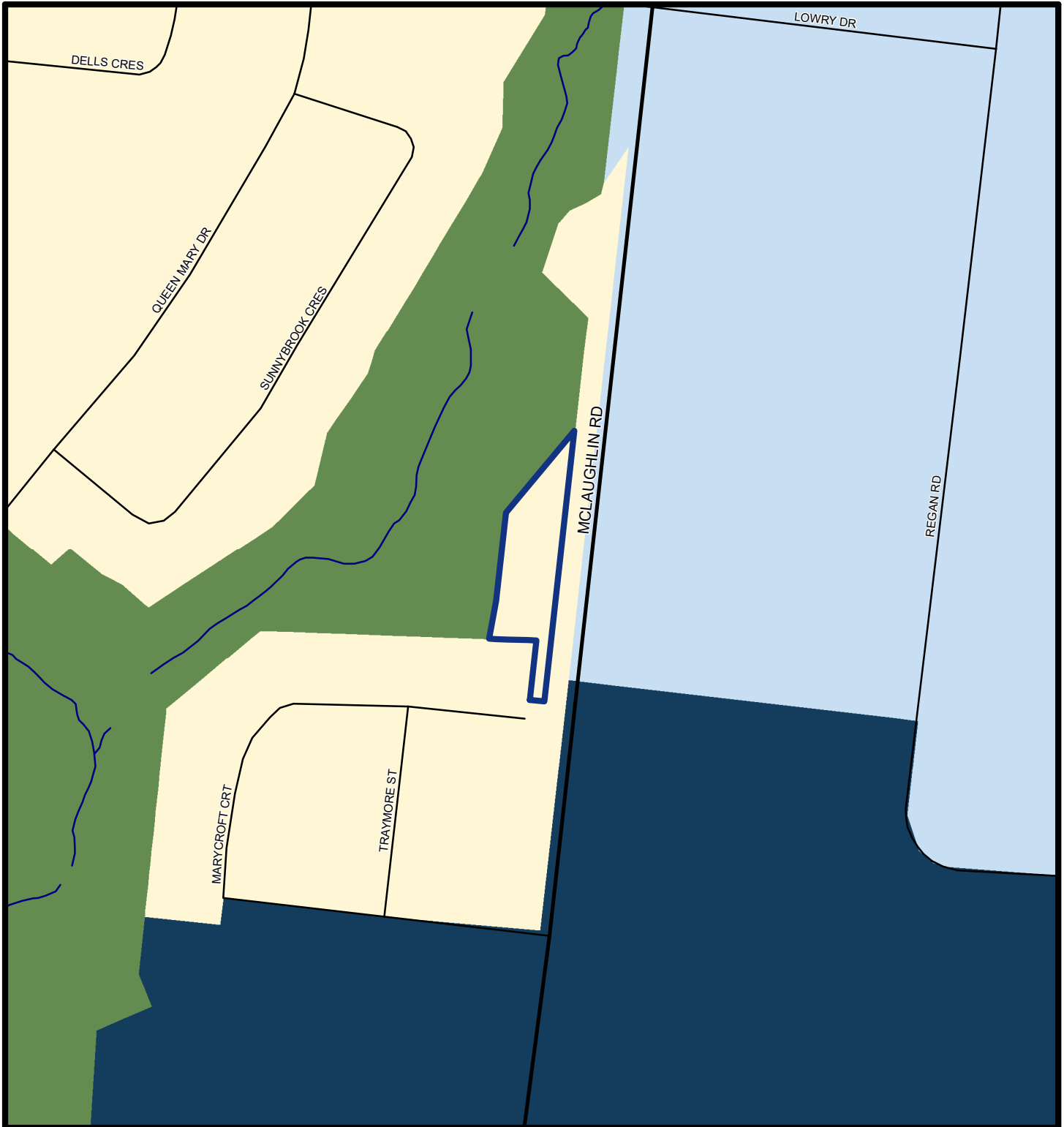


**APPENDIX 2  
LOCATION MAP**

**Property Owner: 2424203 Ontario Ltd  
Applicant: Glen Schnarr & Associates Inc.**



Author: NRamusca  
Date: 2024/08/06



EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

- SUBJECT LAND
- INDUSTRIAL
- RESIDENTIAL
- BUSINESS CORRIDOR
- OPENSACE



PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

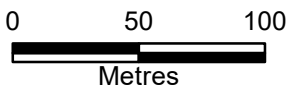


**APPENDIX 3**

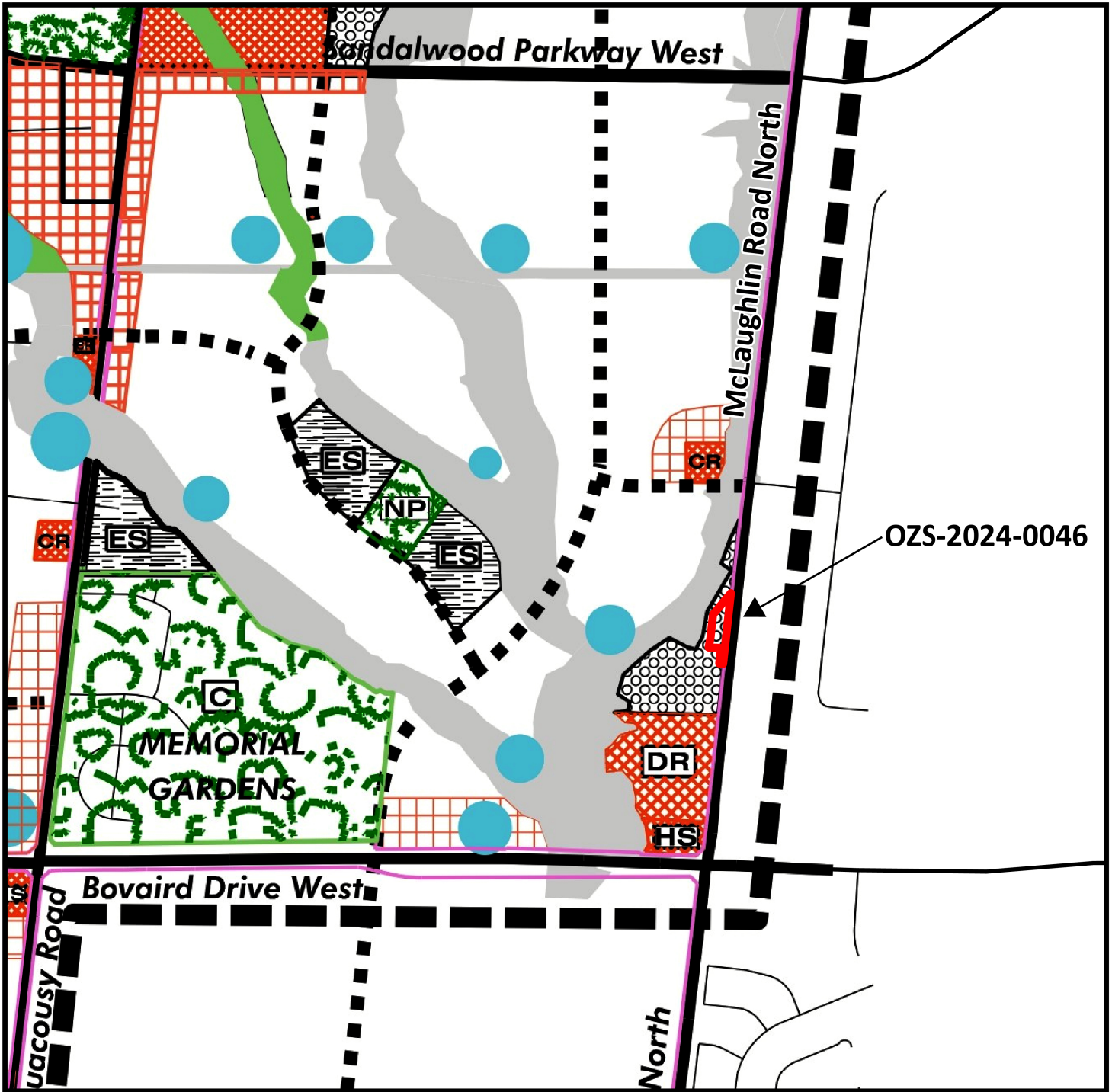
**OFFICIAL PLAN DESIGNATIONS**

**Property Owner: 2424203 Ontario Ltd**

**Applicant: Glen Schnarr & Associates Inc.**



Author: NRamusca  
Date: 2024/08/06

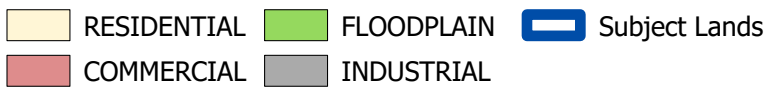
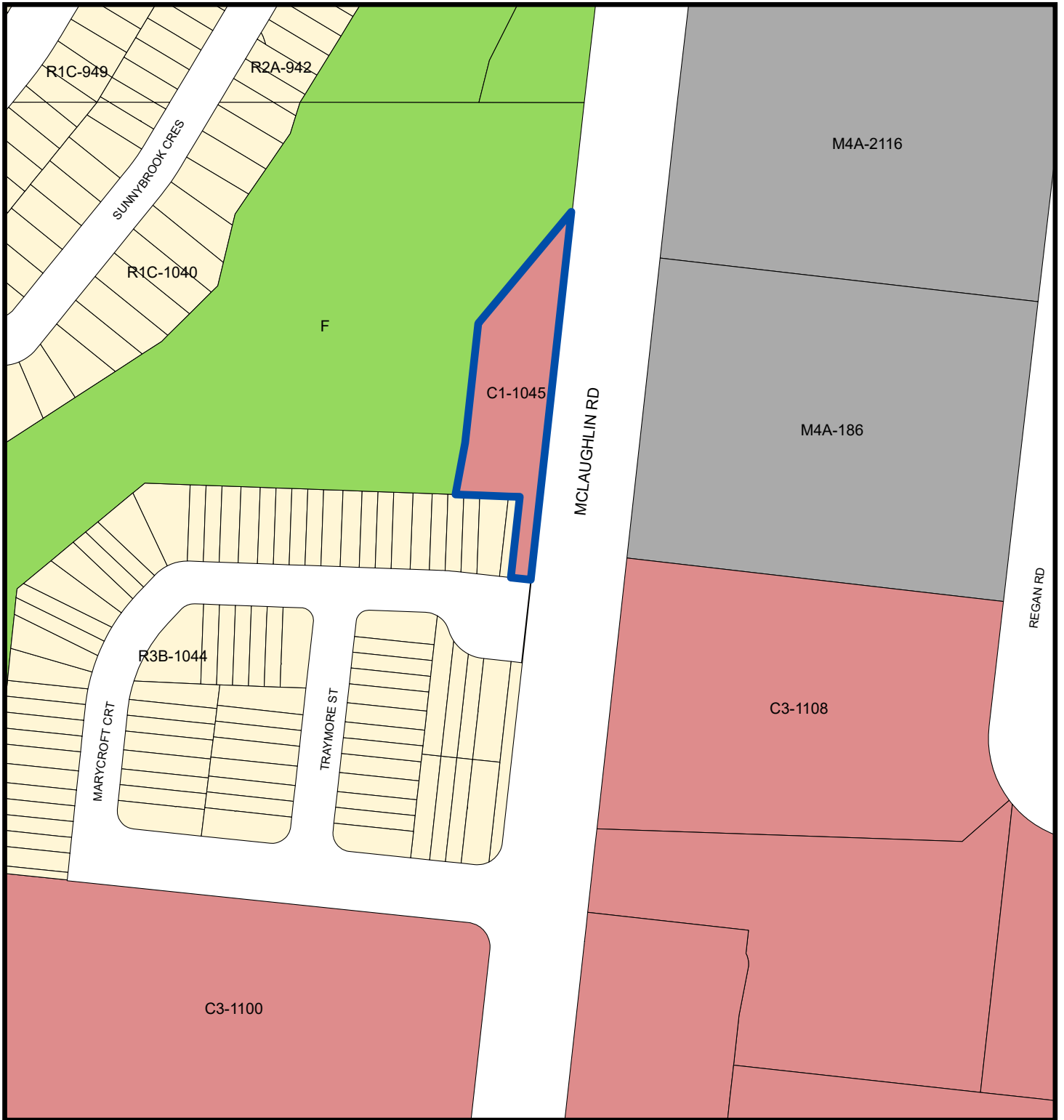


RESIDENTIAL	INSTITUTIONAL	OPEN SPACE	TRANSPORTATION	COMMERCIAL	Subject Lands
LOW DENSITY RESIDENTIAL	SENIOR PUBLIC SCHOOL	COMMUNITY PARK	GRADE SEPARATION	DISTRICT RETAIL	Subject Lands
LOW / MEDIUM DENSITY RESIDENTIAL	ELEMENTARY SCHOOL	NEIGHBOURHOOD PARK	ARTERIAL ROADS	NEIGHBOURHOOD RETAIL	SECONDARY PLAN BOUNDARY & AREA SUBJECT TO AMENDMENT
MEDIUM DENSITY RESIDENTIAL	SECONDARY SCHOOL	WOODLOT	COLLECTOR ROADS	CONVENIENCE RETAIL	
MEDIUM / CLUSTER / HIGH DENSITY RESIDENTIAL	PLACE OF WORSHIP	CEMETERY	GO TRANSIT SITE SPECIAL POLICY AREA 1	HIGHWAY / SERVICE COMMERCIAL	
		PRIMARY VALLEY LAND	MIXED USE NODE	SPECIAL POLICY AREA	
		SECONDARY VALLEY LAND	TRANSCANADA GAS PIPELINE		
			HYDRO		
			SPILL AREA SPECIAL POLICY AREA 2		
			STORMWATER MANAGEMENT FACILITY		

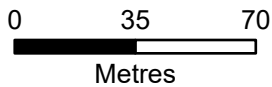


## APPENDIX 4 Secondary Plan

Property Owner: 2424203 Ontario Ltd  
Applicant: Glen Schnarr & Associates Inc.



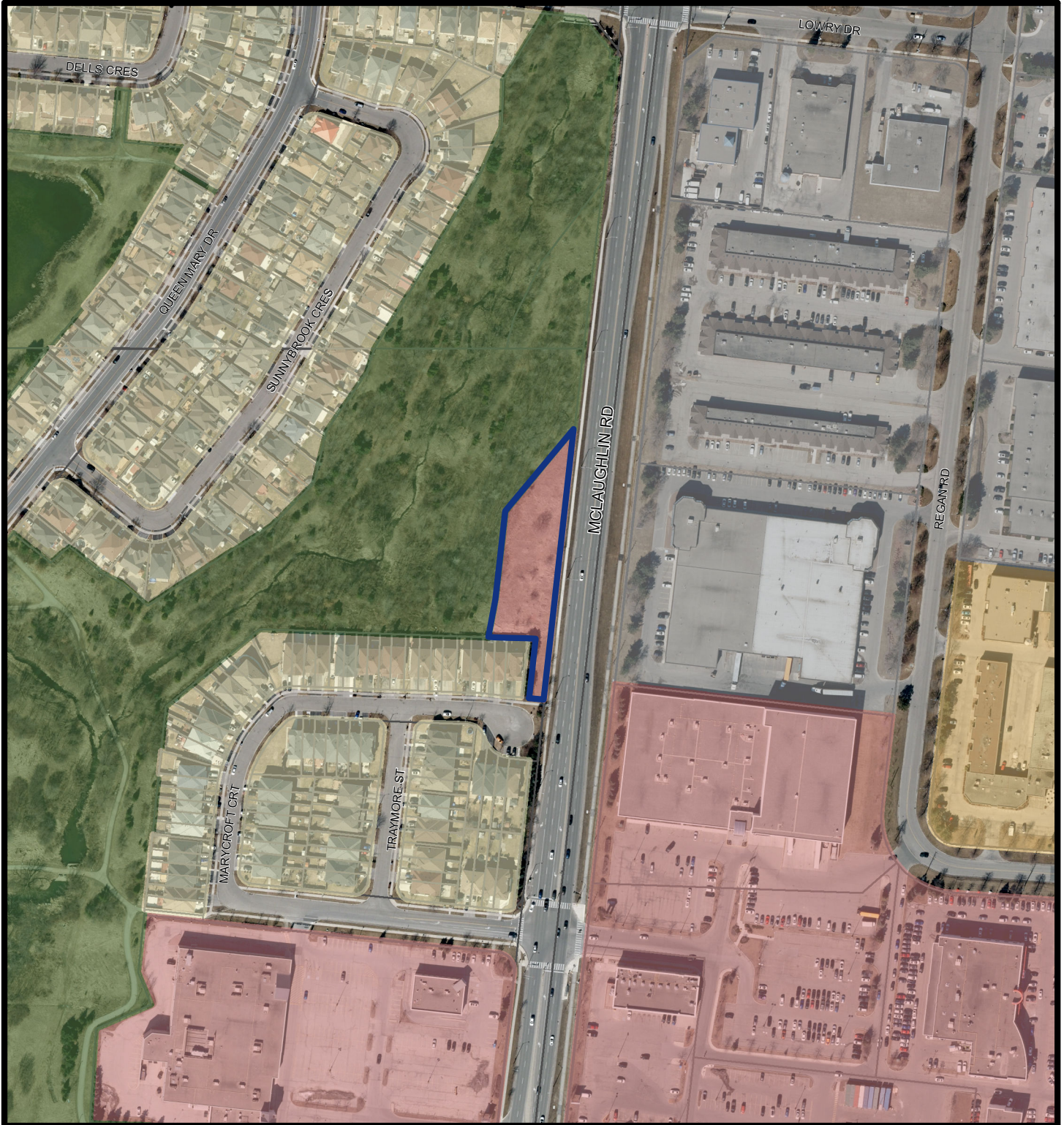
PLANNING, BUILDING AND GROWTH MANAGEMENT



Author: CAntoine  
Date: 2024/11/04

APPENDIX 5  
ZONING MAP

Applicant 2424203 Ontario  
Owner: Glen Schnarr & Associates Inc



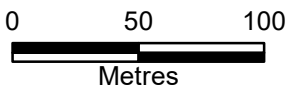
AERIAL PHOTO DATE: SPRING 2021

**Legend**

- SUBJECT LAND
- AGRICULTURAL
- INSTITUTIONAL
- ROAD
- COMMERCIAL
- OPEN SPACE
- UTILITY
- INDUSTRIAL
- RESIDENTIAL



PLANNING, BUILDING AND ECONOMIC DEVELOPMENT



Author: NRamusca  
Date: 2024/08/06

**APPENDIX 6**

**AERIAL & EXISTING LAND USE**

**Property Owner: 2424203 Ontario Ltd**

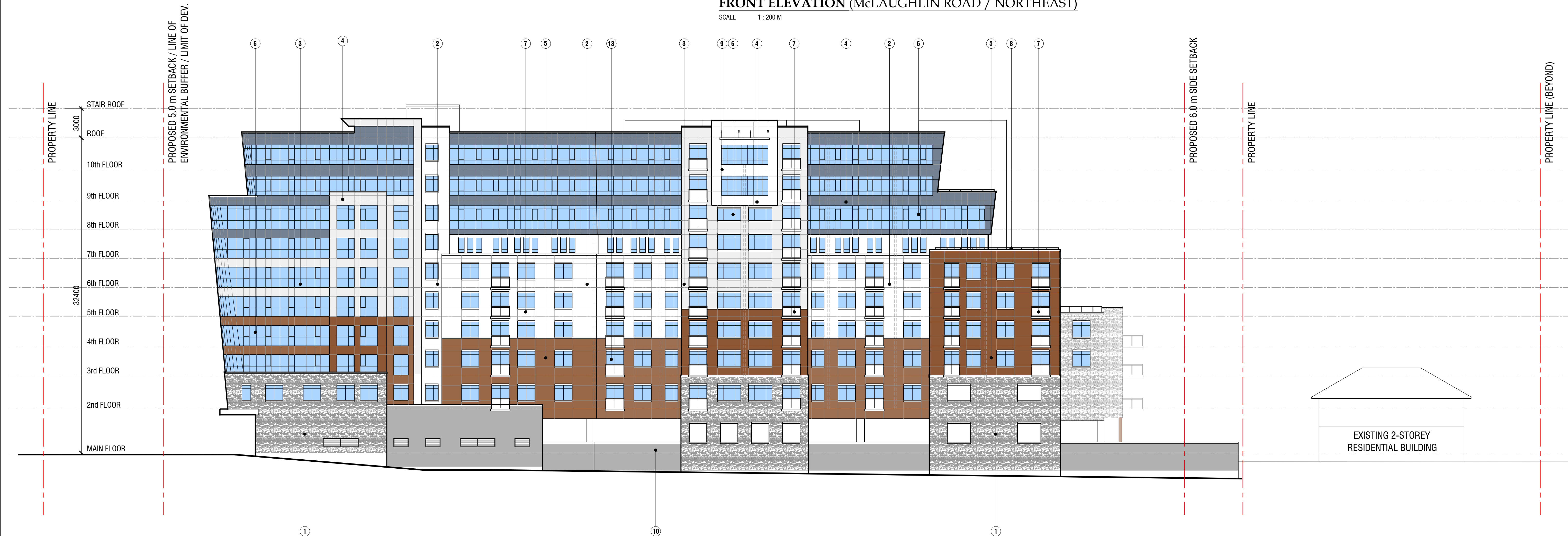
**Applicant: Glen Schnarr & Associates Inc.**

# APPENDIX 7 - Architectural Rendering



**FRONT ELEVATION (McLAUGHLIN ROAD / NORTHEAST)**

SCALE 1 : 200 M



**REAR ELEVATION (SOUTHWEST)**

SCALE 1 : 200 M

- SCHEDULE OF FINISHES**
1. STONE FINISH
  2. ACRYLIC-COATED STUCCO
  3. ALUMINUM COMPOSITE PANEL
  4. ALUMINUM COMPOSITE PANEL
  5. ALUMINUM COMPOSITE PANEL
  6. CURTAIN WALL GLAZING SYSTEM WITH SPANDREL PANELS AS REQUIRED
  7. GLAZED GUARDRAIL
  8. ALUMINUM GUARDRAIL
  9. STEEL-FRAMED FEATURE CANOPY
  10. ACRYLIC-COATED STUCCO
  11. MECHANICAL UNIT SCREEN WALL
  12. DIMENSIONAL SIGNAGE LETTERS (BACKLIT)
  13. ALUMINUM-FRAMED WINDOW GLAZING WITH OPENABLE PANEL
  14. DECORATIVE ALUMINUM SCREEN

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 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE CONSULTANT.  
 THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS & DATA, AND REPORT ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK.

NO.	DATE	DESCRIPTION
19	JAN 00/24	DPA / ZBA RESUBMISSION
18	JAN 19/24	REVISED PLANS TO CONSULTANTS
17	JAN 02/24	REVISED PLANS TO CONSULTANTS
16	DEC 04/23	REVISED PLANS TO CONSULTANTS
15	JUL 06/23	OFFICIAL PLAN / ZONING BY-LAW AMENDMENT TO CONSULTANT (LAW)
14	MAY 13/23	TO CONSULTANT (LAW)
13	MAR 10/23	TO CONSULTANT (CRODIER & NAK)
12	MAR 09/23	TO PLANNER (GSA)
11	FEB 11/23	TO CONSULTANT (NAK)
10	FEB 08/23	TO CONSULTANT (NAK)
9	NOV 05/20	TO CONSULTANT (CRODIER)
8	AUG 21/20	FOR PLANNER & CONSULTANTS
7	FEB 12/20	FOR PRE-APPLICATION CONSULTATION
6	JAN 17/20	FOR SAUVANNA / GEOMORPHIC PARADIGM & DWG
5	JAN 08/20	DWG REVIEW (PRE-PROPOSAL)
4	DEC 08/19	CLIENT & GSD REVIEW
3	OCT 24/19	CLIENT REVIEW
2	OCT 10/19	CLIENT REVIEW
1	MAY 04/18	PARADIGM REVIEW

**ISSUED FOR / REVISIONS**

ARUP DATTA ARCHITECT LTD.  
 107 - 17th Avenue S.W. Calgary, Alberta  
 T2C 0A8, CANADA TEL: 403.243.8888 FAX: 403.243.8888

ARCHITECTURE • INTERIOR DESIGN • PLANNING • URBAN DESIGN

PROJECT #:	<b>1643</b>
PROJECT:	<b>PROPOSED RESIDENTIAL BUILDING</b>
	McLAUGHLIN ROAD, NORTH BRAMPTON
DRAWING:	<b>BUILDING ELEVATIONS</b>
DRAWING #:	<b>1643-A-300</b>
SCALE:	1:200 M
DESIGN BY:	AD
DRAWN BY:	CS
CHECKED BY:	AD

C:\Users\Chris\Documents\1643-A-300 - Building Elevations.dwg 16-09-2024 28/02/2024 Chris\3d\render

**Detailed Planning Analysis**  
**City File Number: OZS-2024-0046**

## Overview

The Planning Act, Provincial Planning Statement (PPS), the Growth Plan for the Greater Golden Horseshoe (Growth Plan), the Regional Official Plan, the City's Official Plan, Brampton Plan and the Fletcher's Meadow Secondary Plan (Area 44) provide direction and policies that encourage the development of a transit-oriented community that promotes environmental sustainability, superior community design, and the protection of the natural heritage system. These documents support land use planning in a logical, well-designed manner that supports sustainable long term economic viability.

## Matters of Provincial Interest

### ***Planning Act:***

The application has been reviewed for compliance and regard for matters of Provincial interest as set out in Section 2 of the *Planning Act R.S.O 1990*. The proposed Official Plan and Zoning By-law Amendment represent orderly development in a desired location that is suitable for urban growth and development.

The application has regard to, among other matters of provincial interest such as:

- a) *the protection of ecological systems, including natural areas, features and functions;*

The subject lands back onto a Natural Heritage System (NHS) feature. As such, through conversations Staff and the Conservation Authority are agreeable to have a 5 m NHS buffer block, which will be gratuitously conveyed to the City in the future.

Furthermore, the applicant must address and consider the following Environmental Planning requirements during the Site Plan stage:

- No encroachment, temporary or permanent, is permitted within the 5-meter buffer area.
- The Environmental Impact Study (EIS) shall demonstrate an overall net ecological benefit, including valley restoration planting and invasive species management.
- Buffer blocks will be gratuitously conveyed to the City of Brampton, and plantings and enhancements for all natural heritage features and buffer areas will be completed, all to the satisfaction of the City.

- f) *The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems.*

The proposal makes efficient use of existing transportation and sewage systems. In addition, the proposed residential development is within 400 m walking distance of transit stops on McLaughlin Road and Bovaird Road.

*h) The orderly development of safe and healthy communities.*

The proposal facilitates the orderly development of safe and healthy communities by making efficient use of the land. The proposed 10-storey development provides pedestrian and bicycle access to McLaughlin Road. At McLaughlin Road, future residents will have access to existing transit connections within walking distance.

A Traffic Impact Study (January 2024) submitted in support of this application was reviewed by Traffic Planning Staff. Prior to site plan approval, Staff require the applicant to provide a dedicated McLaughlin Road left-turn lane into the site. A revised Traffic Impact Study with a queuing analysis and a functional McLaughlin Road design drawings are required in this regard. This will allow for development that is safe for pedestrians, bicyclists and car.

*j) The adequate provision of a full range of housing, including affordable housing.*

The proposed development comprises of 105 residential apartment units. This will add to the variety of housing types in the area and the demand for housing in Brampton. A variety of unit sizes are also offered: 25 are 1-bedroom units, 43 are 2-bedroom units and 37 are 3-bedroom units.

*p) The appropriate location of growth and development.*

The proposed development is an appropriate location of growth and development as the proposed built form makes efficient use of the land, as well as existing infrastructure.

A Functional Servicing Report has been prepared for the site and water, storm water and sanitary sewer connections are available. Any outstanding FSR requirements will be addressed through a subsequent site plan application.

*q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and*

The proposal is oriented to pedestrians and cycling connections through the provision of walkways internally within the site that will connect residents to McLaughlin Road.

The subject property fronts on McLaughlin Road, which is minor arterial road designated a “support corridor”. (Schedule 3B: Transit Network) in the Brampton Plan. McLaughlin Road has existing sidewalks on both sides of the road. There are multiple bus stops on McLaughlin Road and are located within 400 metres of the subject property. The subject lands are within 400 metres of commercial, retail, employment, and institutional uses on Bovaird Road and McLaughlin Road.



- r) *The promotion of built form that is well designed, encourages a sense of place and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.*

The proposed development will utilize existing municipal services and will contribute to the achievement of a complete community through intensification of a vacant parcel of land.

The proposed design of the building addresses elements of the Sustainability Community Development Guidelines which encourages the design of the site and the structure to be more sustainable. The proposed development uses high quality architectural elements. Hence, the promotion of a positive built form has been achieved.

The recommendations are consistent with the above-noted matters by adding to Brampton's housing stock through direct intensification and redevelopment of the subject lands in a compact form. These sections of the Planning Act are guiding principles included in the Provincial Planning Statement and the Growth Plan for the Greater Golden Horseshoe. These are described in the relevant sections below.

### **Provincial Planning Statement (PPS), 2024:**

The *Provincial Planning Statement* sets out fundamental planning principles and provides policy direction on matters of provincial interest related to land use planning and development. The current Provincial Planning Statement (PPS) came into effect as of October 20, 2024. The PPS provides policy direction on matters of provincial interest related to land use planning and development. Section 3(5) of the Planning Act requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the Act. The policies in the PPS contains policies that provide direction to build strong communities through efficient development and land use patterns. As required by Sections 2 and 3 of the Planning Act, the following sections will demonstrate how the proposed Official Plan Amendment and Zoning By-law Amendments will bring the subject lands to consistency with the PPS.

#### *2.1 Planning for People and Homes*

*4. To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:*

*a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and*

*b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.*

The proposed development represents an efficient use of the site which will sustain the financial well-being of the Province and municipalities over the long term. The proposed development adds to the existing mix of housing options by introducing apartment units in the neighborhood to accommodate the changing needs of the demographics.

## *2.2 Housing*

*1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:*

*b) permitting and facilitating:*

*1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*

*2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*

*c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and*

*d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.*

The proposed development includes 105 residential apartment units of one, two and three bedrooms that will add to the City's stock of housing supply, rely on the existing municipal infrastructure and public services, and will protect the natural areas/ features. This development will result in a healthy, livable and safe community.

### *2.3.1 General Policies for Settlement Areas*

*1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.*

*2. Land use patterns within settlement areas should be based on densities and a mix of land uses which:*

*a) efficiently use land and resources;*

*b) optimize existing and planned infrastructure and public service facilities;*

*c) support active transportation;*

- d) are transit-supportive, as appropriate; and
- e) are freight-supportive.

3. Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

4. Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.

5. Planning authorities are encouraged to establish density targets for designated growth areas, based on local conditions. Large and fast-growing municipalities are encouraged to plan for a target of 50 residents and jobs per gross hectare in designated growth areas.

6. Planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within designated growth areas is orderly and aligns with the timely provision of the infrastructure and public service facilities.

The subject lands are located within a Settlement Area and further will contribute to the existing housing stock. The proposed residential component will contribute to an appropriate mix of housing types in an area which is largely dominated by single-detached housing. The location of the proposed development promotes Brampton's vision of a 15-minute neighborhood due to its close proximity to commercial/institutional uses and connectivity to transit which supports community health, well-being and quality of life.

## 2.4 Strategic Growth Areas

### 2.4.1 General Policies for Strategic Growth Areas

1. Planning authorities are encouraged to identify and focus growth and development in strategic growth areas.

2. To support the achievement of complete communities, a range of mix of housing options, intensification and more mixed-used development, strategic growth areas should be planned:

- a) to accommodate significant population and employment growth;
- b) as focal for education, commercial, recreational, and commercial uses;
- c) to accommodate and support the transit network and provide connection points for inter- and intra-regional transit;
- d) to support affordable, accessible and equitable housing.

3. Planning authorities should:

- a) prioritize planning and investment for infrastructure and public service facilities in strategic growth areas;

- b) identify the appropriate type and scale of development in strategic growth areas and the transition of built form to adjacent areas;*
- c) permit development and intensification in strategic growth areas to support the achievement of complete communities and a compact built form;*

The proposed infill development for a mid-rise residential development will be supported by existing infrastructure and public service facilities. The proposed development has been designed to be compact in form while also considering risks to public health and safety through landscape design, architectural design, shadow studies and sustainability measures.

The subject lands are within a built-up area. The proposed development includes connections to existing sidewalks and nearby public transportation systems thereby encouraging walking and engagement with public transit as priority options for alternative modes of transportation. This will attribute to Brampton’s vision of encouraging infill growth to create a complete community. The proposed development is in close proximity to existing retail, commercial, industrial and institutional uses.

### *3: Infrastructure and Facilities*

#### *3.1 General Policies for Infrastructure and Public Service Facilities*

##### *3.1 General Policies for Infrastructure and Public Service Facilities*

*1. Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs.*

*Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they:*

- a) are financially viable over their life cycle, which may be demonstrated through asset management planning;*
- b) leverage the capacity of development proponents, where appropriate; and*
- c) are available to meet current and projected needs.*

*2. Before consideration is given to developing new infrastructure and public service facilities:*

- a) the use of existing infrastructure and public service facilities should be optimized; and*
- b) opportunities for adaptive re-use should be considered, wherever feasible.*

The proposed development is consistent with the goals and intent of Brampton’s Housing Strategy and proposes to efficiently use land and infrastructure through reliance on the existing municipal and public services.

#### *3.2 Transportation Systems*

*2. Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.*

McLaughlin Road is designated as a 'Support Corridor' in Schedule 1A – City Structure of Brampton Plan. Support Corridors provide connectivity throughout the Brampton Strategic growth areas.

The proposal is consistent with these requirements by proposing an appropriate residential density that makes efficient use of the location where sufficient transit is available to support the proposal. Bicycle amenities (parking and storage) are proposed with the development, and it is anticipated that this will encourage the use of bicycles in the commute of future residents of the proposed development.

An appropriate range and mix of housing options and densities is achieved by the proposal through the provision of apartment and townhouse units within the proposed development. There is also a range of bedroom sizes available. The proposed housing options contribute to the mix of housing options which is subject to detached dwelling types.

Based on the above, staff is satisfied that the proposed Official Plan and Zoning By-law Amendment is consistent with the policies of the Provincial Planning Statement.

### **City of Brampton Official Plan**

The City of Brampton's Official Plan contains goals, objectives and policies used to guide decisions on land use, built form, transportation, the environment and the manner in which the City should grow. The Plan incorporates upper-level planning policies of the PPS, Growth Plan and Regional Plan. The property is designated as 'Residential' on Schedule A of the Official Plan.

The subject lands are designated as *Communities* and *Support Corridor* in *Schedule 1 – City Concept* and *Residential* within *Schedule A – General Land Use Designation* of the Official Plan.

The *Communities* designations are the basic living units of the City that the residents can most relate to and take ownership of. Communities are made up of both existing development and new communities and must be planned using an ecosystem approach and the principles of sustainability.

The Official Plan sections that are applicable to this application include, but are not limited to:

- d) *Promote economic prosperity, improve live/work ratios and enhance the economic integrity of the municipality by ensuring that an appropriate amount of land is designated for mixed use residential and commercial/employment uses;*

Section 3.1 of the Brampton Official Plan, Sustainable Planning Framework reads:

*The City's sustainable planning framework is built on:*

- *An integrated land use and transportation plan that provides a balanced transportation system giving priority to public transit and pedestrians and creating complete communities;*
- *Fostering vibrant residential neighbourhoods that provide a variety of housing options for people at various stages of their life cycle.*

*3.2.2.1 - By 2015 and for each year to 2025, a minimum of 40% of all new residential development will occur within the built-up area of the Region of Peel. By 2026 and for each year thereafter, the Region of Peel Official Plan plans for a minimum of 50% of all new residential development within the built-up area of the Region of Peel. Brampton shall contribute at least 26,500 residential units between 2006 and 2031 to the built-up area.*

The proposed development proposes an additional 105 units contributing to the built-up area requirement of 26,500 units. The proposed density for this development is approximately 410 units per net residential hectare (165 units/ acre), which contributes towards the required density target for this area. This satisfies 3.2.2.1 of the Official Plan.

*3.2.8.1 The City shall consider appropriate forms of infilling to maximize the benefits of municipal services already in place. Specific locations suitable for infilling will be detailed within Secondary Plans.*

*3.2.8.3 Residential development in areas outside of the Central Area, including the Urban Growth Centre, Mobility Hubs; Major Transit Station Areas or intensification corridors shall generally be limited to 50 units per net hectare. Furthermore, residential and non-residential development outside of these areas shall generally be limited to 4 stories in height.*

The proposed development is an appropriate infill development that optimizes the use of existing municipal services along a Primary Intensification Corridor. This site is subject to section 3.2.8.3, which discusses a density and height limit for areas outside of the Central Area including outside of intensification corridors only. The proposed density for this development is approximately 410 units per net residential hectare (165 units/ acre), which contributes towards the required density target for this area. An amendment to the Official Plan is required. However, an official plan does not need to be amended at this time as the increased density will be requested through an amendment to the secondary plan, (as discussed below).

*3.2.8.4 It is acknowledged that some Secondary Plans in force prior to the approval of Official Plan Amendment 2006-043 allow densities or heights in excess of the provisions set out in policy 3.2.8.3. Until such time as all Secondary Plans are reviewed for conformity with the Growth Plan, existing provisions in Secondary Plan which permit greater densities or heights than those set out in policy 3.2.8.3 continue to apply.*

3.2.8.5 Where the City has deemed that the City Structure would not be compromised, as required by Section 3.2.4, development outside of the Central Area, including the Urban Growth Centres; Mobility Hubs; Major Transit Station Areas or intensification corridors which is seeking to exceed the limits established in Section 3.2.8.3 and 3.2.8.4 may only be considered subject to the submission of an amendment to this Plan. This amendment is required to demonstrate the following:

- (i) The development is consistent with the general intent and vision of the applicable Secondary Plan;
- (ii) The development contributes to the City's desired housing mix;
- (iii) There is a need for the development to meet the population and employment forecasts set out in Section 2 of this Plan;
- (iv) The development forms part of an existing or planned Complete Community with convenient access to uses which serve the day to-day needs of residents such as commercial, recreational and institutional uses;
- (v) There is sufficient existing or planned infrastructure to accommodate the development;
- (vi) The development has vehicular access to an Arterial, Minor Arterial, or Collector Road;
- (vii) The development is in close proximity to existing or planned higher order transit and maintains or improves pedestrian, bicycle and vehicular access;
- (viii) The form of development is compatible and integrates with adjacent land use and planned land use, including lot size, configuration, frontages, height, massing, architecture, streetscapes, heritage features, setbacks, privacy, shadowing, the pedestrian environment and parking;
- (ix) The development meets the required limits of development as established by the City and Conservation Authority and that appropriate buffers and sustainable management measures are applied, if necessary, in order to ensure the identification, protections, restoration and enhancement of the natural heritage system;
- (x) The development site affords opportunities for enjoyment of natural open space by the site's adjacency to significant environmental or topographic features (e.g. river valleys, rehabilitated gravel pits, woodlots) subject to the policies of the Natural Heritage and Environmental Management section of this Plan and the City's Development Design Guidelines;
- (xi) The development maintains transition in built form through appropriate height, massing, character, architectural design, siting, setbacks, parking and open and amenity space;
- (xii) Where possible, the development incorporates sustainable technologies and concepts of low impact development, including measures to mitigate the impacts of the development. This should include the submission of a storm water management plan acceptable to the City and Conservation Authority, which identifies the required storm drainage system and potential impacts on downstream watercourses.

The proposed development is consistent with the general vision of the Secondary Plan. The subject lands are designated 'Medium/Cluster/ High Density Residential'. The development contributes to a new housing type in the neighborhood. The subject lands are in close proximity to single detached dwellings. The apartment dwellings will introduce a housing type that will cater to the changing demographics and the rising need for housing in the neighborhood. The proposed location is near commercial, institutional and employment uses that will form part of Brampton's vision for a complete community.

The subject lands have sufficient access to existing infrastructure and transit uses. As McLaughlin Road is designated a support corridor and is in close proximity to higher order transit, it will allow residents access to multi-travel paths.

Through site plan application, Staff will work with the applicant to ensure that the proposed architectural design is compatible with the adjacent residential subdivision to the south by using landscape setbacks and stepping of the building to screen the privacy of the residential homes to the south. In addition, the 5m setback buffer from the Natural Heritage System block is appropriate and through the Zoning By-law, the subject property will not encroach into the buffer zone.

*3.2.8.6 The extent to which a development satisfies the criteria set out in Policy 3.2.8.5 will determine the appropriate density and massing that may be considered. However, recognizing that the Urban Growth Centre, Central Area, Intensification Corridors, Mobility Hubs, and Major Transit Station Areas are the focus areas for higher densities and massing, development outside of these areas should not generally be permitted in excess of 200 units per net hectare or a floor space index of 2.0.*

Policy 3.2.8.6 of the Official Plan states that development of areas outside the Urban Growth Centre and Central Area should not generally be permitted in excess of 200 units per net hectare and a floor space index greater than 2.0, and that residential and non-residential development outside of these areas shall generally be limited to 4 storeys in height. The development is proposing a density of approximately 410 units per net hectare (165 units per acre) and a proposed Floor Space Index of 4.94. Although the proposal seeks to permit a higher FSI than what is currently permitted by Policy 3.2.8.6 this is due to the site constraints and Natural Heritage System buffer. The proposal also seeks to permit a height of 10 storeys which is generally not permitted through Policy 3.2.8.6. Policy 3.2.8.5 speaks to permitting an increased density and height as per the requirements of Policy 3.2.8.6 and that the proposal will be required to demonstrate certain characteristics such as contribution to the City's desired housing mix, sufficient existing or planned infrastructure, access to an arterial road, meets the requirements of the City and Conservation Authority with regards to appropriate buffers and sustainable management measures, opportunities for enjoyment of natural open space, appropriate transition in built form through design aspects, and incorporating sustainable technologies such as Low Impact Development. Upon review, staff is satisfied that the proposal meets the requirements of Policy 3.2.8.5 and the proposed increase in density and height is justified.



An amendment to the Official Plan is required to facilitate the proposed development. However, this will be reviewed through the secondary plan. An amendment to the Secondary Plan is required to facilitate the proposed development, (Please refer to Appendix 12).

Section 4.1.1 General Residential Policies:

*4.2.1.1 - The Residential designations shown on Schedule ‘A’ permit predominantly residential land uses including a full range of dwelling types ranging from single detached houses to high-rise apartments. Complementary uses, other than Places of Worship, shall be permitted subject to specific Secondary Plan policies or designations, and may include uses permitted in the Commercial and Institutional and Public Use designations of this plan, such as schools, libraries, parks, community and recreation centres, health centres, day care centres, local retail centres, neighbourhood retail, convenience retail or highway and service commercial uses.*

*4.2.1.2 – The policies of this Plan shall prescribe a range of housing accommodation in terms of dwelling type, through appropriate housing mix and density policies. Such housing mix and density policies in Secondary Plans shall reference the Residential Density Categories set out in the tables below.*

New Housing Mix and Density Categories

<b>DENSITY CATEGORY</b>	<b>MAXIMUM DENSITY</b>	<b>PERMITTED HOUSING TYPES</b>
<ul style="list-style-type: none"> <li>• Low Density</li> </ul>	<ul style="list-style-type: none"> <li>• 30 units/ net hectare</li> <li>• 12 Units / net acre</li> </ul>	<ul style="list-style-type: none"> <li>• Single detached homes</li> </ul>
<ul style="list-style-type: none"> <li>• Medium Density</li> </ul>	<ul style="list-style-type: none"> <li>• 50 units/ net hectare</li> <li>• 20 units/ net acre</li> </ul>	<ul style="list-style-type: none"> <li>• Single detached homes</li> <li>• Semi-detached homes</li> <li>• Townhouses</li> </ul>
<ul style="list-style-type: none"> <li>• High Density</li> </ul>	<ul style="list-style-type: none"> <li>• 200 units / net hectare</li> <li>• 80 units / net acre</li> </ul>	<ul style="list-style-type: none"> <li>• Townhouses</li> <li>• Duplexes</li> <li>• Maisonettes</li> <li>• Apartments</li> </ul>

*4.2.1.3 – The City shall, in approving new residential developments, take into consideration an appropriate mixture of housing for a range of household incomes, according to substantiated need and demand for the City, as appropriate.*

*4.2.1.4 – The City shall, for new secondary plan areas or portions therefor as identified on “Schedule ‘G’”, specify the overall residential density and housing mix targets in the applicable Secondary Plan. These targets shall be based on a City-wide target of 35 units per net residential hectare (14.0 units per net residential acre).*

*4.2.1.3 The City shall, in approving new residential developments, take into consideration an appropriate mixture of housing for a range of household incomes, according to substantiated need and demand for the City, as appropriate.*

The residential component of the proposal is categorized under the “High Density” density category of the New Housing Mix and Density Categories of Section 4.2.1.2. of the Brampton Official Plan. Despite the high-density residential permissions, the scale and mass of the building will respect and enhance the existing area and not adversely affect the immediate neighborhood.

The proposed development is an appropriate form of infill development related to the intensification policies outlined in the Brampton Official Plan. The proposed infill development puts to use existing infrastructure and supports the efficient use of land. Additional residential policies relevant to the proposal are:

*4.2.1.16 The City shall consider designating maximum densities for apartment buildings and the apartment component of mixed-use buildings in any Secondary Plan where such uses are permitted;*

*4.1.1.7 Notwithstanding the generality of the foregoing policy, the City may consider designating high-density residential sites relative to the following criteria:*

- (i) Compliance with the policies of the relevant Secondary Plan;*
- (ii) The ability of the road network and local transit to properly service the proposed density increase;*
- (iii) No detrimental physical impacts on adjacent properties including privacy and shadowing; and,*
- (iv) The ability to physically integrate the proposed development with the host neighbourhood in an acceptable and appropriate manner including density, design, and functional and physical considerations.*

The residential portion of the proposal is to be permitted through an Official Plan Amendment to the Fletchers Meadow Secondary Plan Area. The Official Plan Amendment will prescribe the maximum height of the residential development which has been supported by the technical studies and reports as prepared by the consulting team in support of the Official Plan and Zoning By-law Amendment applications.

The proposal remains in compliance with the secondary plan area policies as it maintains the service commercial permissions as originally intended for the subject site. Further, it is in conformity with the City of Brampton Official Plan as it promotes the efficient use of underutilized lands whilst still maintaining the intended use of the subject lands as set forth by the City of Brampton.

The proposal is not anticipated to have any significant negative impacts on adjacent uses as depicted in the Shadow Study as prepared by Arup Datta Architects Ltd. The building is stepped at the rear so to provide for appropriate sight lines catering to the privacy of the existing low density residential located immediately to the south of the property.

The proposal will consider the existing neighbourhood with specific regard to massing and scale, along with the integration of similar building materials so to ensure a fluid transition. The stepped building feature is intended to be sensitive to the existing neighbourhood fabric. The existing apartments located immediately to the south of the subject site will provide for an appropriate transition in built form that is sensitive to the area.

The subject property is situated within the Fletchers Meadow Secondary Plan Area (SPA 44). In light of the existing Medium/Cluster/ High Density Residential designation in SPA44, an Amendment to the Official Plan will be required. The development proposal was subject to a high standard of urban design and has undergone significant urban design considerations in order to support and achieve a physical environment that is attractive, safe, functionally efficient and sensitive to the City's evolving character. The outstanding staff concerns are technical in nature and will be vetted through a subsequent site plan application submission.

Therefore, Planning Staff recommends acceptance of the proposed development application. The proposed development will need to adhere to a 45-degree angular design to mitigate shadow and wind concerns for the adjacent properties. The building and site design treatments are well proposed to ensure the built form will integrate harmoniously into the existing neighbourhood context and pattern. The subject proposal adds to the range of housing that is required within the City. The type of development is compact and transit-supportive. Staff is satisfied that the proposed development conforms to the Official Plan.

Based on the above, an amendment to the Official Plan is not required as the proposed development conforms with the general intent and vision of the City of Brampton Official Plan.

### **Brampton Plan, (2023):**

On June 6<sup>th</sup>, 2024, Brampton Plan came into effect except for those policies and sections under appeal. The Official Plan provides clear direction and principles to guide city building, attaining its vision for the future and support the city to become a vibrant, urban city of over 1 million people by 2051.

The subject property is designated 'Community Area' and 'Support Corridor' within Schedule 1A – City Structure of the Brampton Plan. Furthermore, the subject property is designate 'Neighborhoods' within Schedule 2 – Designations of the Brampton Plan.

'Community Areas' reflect locations where people live, shop, work and play, including a mix of new and existing residential, commercial, and residential-serving institutional areas of Brampton, with the amenities, including parks and open spaces, they need for day-to-day living within a 15-minute walk or bicycle ride from their home.

McLaughlin Road is designated as a 'Support Corridor'. Local Bus Service refers to Brampton Transit corridors, which operates routes that serve generally short to medium distance trips, including along Support Corridors. As per Building Typology, Support Corridors allows for up to low-rise plus.

In addition, the lands are designated 'Neighborhoods' within Schedule 2 – Designations of the Brampton Plan. The 'Neighborhood' allows for a low-rise building typology. However, if the subject lands are within a Support Corridor, the low-rise plus typology is allowed within 400-800 metres of the Support Corridor. The low-rise plus typology allows for a height range of up to and including 4 stories in height.

Please note that Schedule 2 of the recently approved Brampton Plan is under appeal, an amendment to the Official Plan is not required at this time as the proposed development will need to meet the requirements of the secondary plan to allow for the increased density through a mid-rise development on subject lands.

### **Fletcher's Meadow Secondary Plan**

The subject lands are designated as 'Medium/Cluster/High Density Residential' in the Fletcher's Meadow Secondary Plan (SPA 44). The proposal has been evaluated against the Secondary Plan policies to ensure that it conforms to the Plan. The Secondary Plan policies that are applicable to the application include but are not limited to:

*3.1.5 - In areas designated Medium/Cluster/High Density Residential on Schedule 'SP44(a)', residential uses within the High Density Residential category defined in Part I, Section 5.2 of the Official Plan are permitted, subject to policies 3.1.2 and 3.1.6.*

*3.1.6 The net density for Medium/Cluster/High Density Residential designations shall not exceed 124 units per hectare (50 units per acre). Notwithstanding the maximum permitted density, approvals for an increase in density to a maximum of 150 units per hectare (60 units per acres), may be granted on a site specific basis for nonprofit housing projects, without further amendment to this Plan. Proponents must demonstrate to the satisfaction of the City that the development will meet the Provincial Policy Statement, will have a reasonable floor space index relative to*

*density yields, will have an acceptable level of impact on the local roads and services within the Secondary Plan Area.*

*3.1.7 Any proposals for Medium/Cluster/High Density development shall have regard for the achievement of acceptable transition and physical integration with lower density forms of development and minimize shadowing and overlook of lower density residential forms.*

*3.1.2 Notwithstanding the housing policies for the various residential designations on Schedule 'SP44(a)', consideration will be given for proposals that vary from these housing mix and density requirements without an official plan amendment if a satisfactory planning justification is provided to demonstrate that the City's underlying housing mix and related objectives are thereby equally well achieved in accordance with relevant City guidelines.*

The subject lands are designated 'Medium/Cluster/High-Density Residential' in the Fletchers Meadow Secondary Plan (SP44). The purpose of the amendment to the secondary plan is to amend Schedule SPA 44 to increase the density from 124 units per hectare (50 units per acre) to 410 units per net hectare (165 units per acre). The increase in density will contribute to Brampton's housing supply and create a complete community by increasing the variety of housing types in the area.

A subsequent site plan application will be required in support of the proposed development. Through the site plan application, Staff will work with the applicant to ensure that the proposed architectural design provides an acceptable transition and physical integration with low density development to the south. The proposed development is required to meet the 45 degree angular plane, minimize shadowing and overlook of lower density residential forms.

The amendment will support the redevelopment of the subject properties into a more vibrant, community. As mentioned, Staff is recommending an increase in density to support the need for housing in Brampton. The subject proposal adds to the range of housing that is available within the area. The application proposes the design and treatment to the proposed development that will complement the existing neighborhood. The development makes efficient use of the existing and planned infrastructure. Given the above Staff is recommending approval of the Official Plan Amendment, generally in accordance with Appendix 12.

### **City of Brampton Zoning By-law:**

The City of Brampton's Zoning By-law zones the subject property Commercial One–Special Section 1045 which permits, the following uses (but not limited to): Office, excluding a medical or dental office or the office of a drugless practitioner; Day Nursery; Dry Cleaning and Laundry Distribution Station; Personal Service Shop; Library; and/or purpose accessory to other permitted purposes.

A Zoning By-law Amendment is required to permit the residential component of the proposed development.

### Proposed Zoning By-law Amendment

The applicant has applied for a Zoning By-law Amendment to permit the proposed residential development. The property is currently zoned 'Commercial One – Special Section 1045 (C1-1045)', which permits a variety of Commercial uses mentioned above.

The property is proposed to be rezoned to 'Residential Apartment A – Special Exception 3081 (R4A – 3081)' and 'Floodplain (F)'. The proposed zoning designation permits a range of residential uses permitted within the R4A zone. The proposed By-law includes development standards such as building setbacks from the street, open space, angular planes, and parking requirements, etc. to ensure the appropriate built form for the area and compatibility with adjacent land uses. It should be noted that if the proposal is approved, the applicant will be required to go through the Site Plan Approval process for a review of the detailed design of the building.

The Floodplain (F) zone is for the 5m setback buffer from the existing NHS zone that has been agreed by City Staff and the Conservation Authority through a site visit staking.

Given the above staff is recommending approval of the Zoning By-law Amendment, generally in accordance with the Appendix 13.

### **Technical Requirements**

The following technical requirements have been satisfied.

#### Tree Inventory and Preservation Plan

A Tree Inventory and Preservation Plan dated November 30, 2022, is prepared by Kuntz Forestry Consulting Inc. which identifies an inventory of 28 trees on and within six metres of the subject property. Of the 28 trees documented, the removal of 11 trees will be required to accommodate the proposed development.

Staff is working with the consultant to determine which trees are to be preserved. Subsequently, pursuant to the City of Brampton's Tree Preservation Bylaw (317-2012), the client will submit a permit application to remove trees on site. All tree protection measures will follow the guidelines as set out in the tree preservation plan notes and the tree preservation fencing detail. The report provided recommendations and tree protection measures for all other trees to be preserved prior to construction. Prior to site plan approval, Staff will determine to take cash-in-lieu compensation for tree removals or agree to additional planting. Open Space staff have evaluated the Tree Inventory and Preservation Plan and have found it satisfactory.

#### Archaeological Assessment (Stage 1 & 2)

Staff have reviewed the Stage 1 and 2 Archaeological Assessment prepared by This Land Archaeology Inc. dated November 19, 2020, submitted to support the application. The report identifies that a Stage 1 background study of the subject property was conducted and was indicated that there was an elevated potential for the recovery of archeological resources within the limits of the study area given its proximity to known historical features, thereby necessitating a Stage 2 field investigation. The Stage 2 assessment (dated November 14th, 2021), consisted of a standard test pit survey at five-metre intervals and resulted in the identification and documentation of no archaeological resources. Therefore, no further archaeological assessment of the Project Location was recommended. Staff confirm that the Archaeological Assessment requirement for the property has been satisfied.

#### Functional Servicing Report and Preliminary Storm Water Management Report

A Functional Servicing Report and Preliminary Stormwater Management Report, dated January 2024 was prepared by Crozier Consulting Engineers in support of this development application. The purpose of this report is to provide information regarding the stormwater management, sanitary and water servicing proposed to accommodate the proposed development of the subject lands and to ensure compatibility with existing services.

Based on the assessment provided above, the existing adjacent infrastructure and proposed servicing scheme can support the proposed development and meet the engineering requirements of the City of Brampton. The applicant is currently working with Staff at the City of Brampton, Conservation Authority and the Region of Peel to ensure that the site can achieve the grading, site servicing, and storm servicing and storm water management requirements for the site based on the finding of this report.

Through on-going discussions with staff, Staff will continue to review the details of the proposed development through a future detailed design submission (e.g., site plan application). Following the detailed design process, a CVC permit will be required prior to any development proposed in the Regulated Area.

#### Phase I and Phase II Environmental Site Assessment

The Phase I Environmental Site Assessment (Phase I ESA) dated November 2020 was prepared by Landtek Limited in support of the proposed Planning Act applications. The purpose of the Phase I ESA is to determine the likelihood of contamination affecting the Subject Lands. The assessment was prepared in accordance with the requirements of Ontario Regulation No. 153/04, as amended to support the filing of the Record of Site Conditions for Subject lands.

In order to formally file for a Record of Site Condition and as per the findings of the Phase I ESA, a Phase II ESA was undertaken for the subject property. The Phase II ESA report

indicated the subject property meets the applicable standards for the proposed use, therefore no further investigation activities are warranted.

However, since the time had lapsed between the submissions, an updated Phase I ESA was prepared on February 16, 2024. Staff have reviewed the report and have no further concerns. A Record of Site Condition is required prior to the City accepting any land conveyances in conjunction with Site Plan Approval (if applicable).

### Meander Belt Width Assessment and Redside Dace Habitat Delineation

A Meander Belt Width Assessment and Redside Dace Habitat Delineation Report (dated June 17, 2024) was prepared by Geo Morphix Ltd. in support of the proposed Planning Act applications. A tributary of Fletcher's Creek, which generally flows in a southerly direction, locally travels along the west side of the property, and this presents a potential limit to development. Field observations verified a channel that is currently stable, with low sinuosity. The watercourse is situated within a wide valley, which means the channel can naturally migrate within its valley setting. As such, TRCA's (2004) meander belt width protocol was employed. The assessment was based on a measurement of the largest meander amplitude noted immediately upstream of the study site. This resulted in a meander belt width of 25.2 m. This approach provides adequate protection from future changes. An additional 30 m buffer was applied to the meander belt width, which represents the regulated limit of development associated with the Recovery Strategy for Redside Dace (2010).

### Geotechnical Report

Geotechnical Report (dated April 30, 2021) was prepared by Landtek Limited in support of the proposed Planning Act applications. The purpose of the Geotechnical Report is to determine the subsurface soil and ground water conditions for foundation design and construction and provide design recommendations. The anticipated construction conditions pertaining to building foundation, floor slabs, lateral reach pressures, pavement structures, and subsurface drainage and utilities. The report also assesses the characteristics of the soils to be excavated and their suitability for reuse on site. Staff have reviewed the report and found it satisfactory.

### Scoped Environmental Impact Study

A Scoped Environmental Impact Study (EIS), dated June 2024 was prepared by GEI Consultants. The report was submitted to assess potential impacts associated with the proposed development on the natural environment and to confirm that the proposed development complies with the applicable environmental legislation, regulations and policies. The Scoped EIS was prepared in accordance of the Terms of Reference approved by the City and CVC.

The purpose of this report is to review existing natural heritage background information, policies, and legislation applicable to the Subject Lands in its regional context; provide a



field review of the natural heritage features on and immediately adjacent to the Subject Lands through the completion of various ecological surveys and inventories; an evaluation of the sensitivity of the natural heritage features and their functions on the Subject Lands; a description of the proposed undertaking and development proposal; identification and discussion of the potential impacts that could occur to the natural heritage features as a result of the proposed development; and provide recommendations for mitigation to avoid or minimize impacts.

Overall, no habitat for the species were identified and no individuals of those species were observed during site investigations. Little habitat opportunity exists for Species at Risk due to the disturbed and developed nature of the areas surrounding the Subject Lands.

Environmental Planning staff found the study satisfactory and will work on implementation through the site plan approval process.

#### Planning Justification Report

The Planning Justification Report prepared by Glen Schnarr & Associates Inc. (July 2021) was submitted to the City to provide the rationale for the development, and to outline how the proposal aligns with provincial and municipal policy. The report concludes that the objectives of the PPS, the Growth Plan, the Region of Peel Official Plan, and the general intent and vision of the City of Brampton Official Plan, the Fletcher's Meadow Secondary Plan (Area 44) are satisfied, and that the development represents good planning.

#### Transportation Impact Study

A Transportation Impact Study (TIS) was submitted by Paradigm Transportation Solutions Limited (dated January 2024) to provide an assessment of the traffic related aspects of the proposed development including impacts on the existing road network. The study examines the trip generation, access requirements, and Study Area Road network impact of the proposed development at 0 McLaughlin Road.

The proposed development will include 105 residential units. The site's proposed parking supply consists of 117 spaces. Occupant parking is proposed at a rate of 0.91 spaces per unit (96 spaces), and visitor parking at a rate of 0.20 spaces per unit (21 spaces). The subject lands are not within a Major Transit Station Area; thus, a parking relief is not appropriate at this time. As part of Draft Zoning By-Law, the site is required to provide a minimum 1.0 residential parking stalls per residential unit and the site is required to provide a minimum 0.2 visitor parking stalls per residential unit.

Prior to site plan approval, Traffic Staff will work with the applicant to review the proposed access to ensure that there is a safe transition within the site to McLaughlin Road that will not have a major impact on the surrounding community.

A revised Traffic Impact Study with a queuing analysis and a functional McLaughlin Road design drawings will be required to ensure that there is a safe transition within the site to McLaughlin Road that will not negatively impact the surrounding community.

The applicant is currently preparing a submission to address Staff comments. The remaining work to finalize the report will be completed prior to the adoption of the zoning by-law and site plan stage.

### Urban Design Brief

An Urban Design Brief prepared by Arup Datta Architect Ltd. (dated January 2024) has been submitted in support of the proposed development.

The Urban Design policies within the Official Plan require that development adhere to appropriate urban design principles in order to successfully integrate into the City's various nodes, corridors, neighbourhoods and districts. As well as part of these applications an Urban Design Brief was submitted. The detailed design of the development will be further addressed through the Site Plan Approval application.

The Urban Design Brief also includes a Sun Shadow Study which was performed on 2-hour intervals between 9:30am to 5:30pm on the dates of March 21, June 21, September 21 and December 21. The sun shadow study shows no negative impact to the overall neighborhood. There are no shadow casts on the residential neighborhood to the southeast and southwest of the subject site.

Through Site Plan approval, the application will adhere to meet the 45-degree angular plane as per the Transit Supportive Mid-Rise Design Guidelines. In addition, Staff will work with the applicant to ensure that the proposed building does not negatively impact the low-density residential subdivision; and has appropriate addresses privacy screening and safety concerns.

### Sustainability Score and Summary

The City of Brampton's Sustainability Metrics are used to evaluate the environmental sustainability of development applications.

To measure the degree of sustainability of this development application, a Sustainability Score and Summary were submitted. In support of the development application, the applicant has submitted the mandatory Sustainability Score and Summary Report. The development application received a sustainability score of 38 points, which achieves the City's Bronze threshold, (please refer to Appendix 8 for a snapshot of the Sustainability Score).

A letter of commitment will need to be provided in support of aspirational credits that will be achieved at the site plan stage.

Waste Management Design Report.

A Waste Management Design Report prepared by R. J. Burnside & Associates Limited, dated June 2024, has been submitted for staff review. The proposed residential building is to be located at 0 McLaughlin Road in the Region of Peel and is compliant to the Peel Region Waste Collection Design Manual. The collection area has met all the requirements of the region regarding approach and overhead clearance. Staff have reviewed the report and find the proposed management design acceptable.

## Planning & Development

# Sustainability Assessment Tool

[Browser Capability Information](#) (link: /EN/Business/planning-development/Land-Development-Application/Pages/Browser-compatibility.aspx)

### General Information

User Name:\*

Vanessa Develter

Company Name:\*

Glen Schnarr & Associates Inc.

Project Name:\*

0 McLaughlin Road

City File Number:\*

PRE-2020-0028

Type of Development Site:\*

Intensification

Plan Type:\*

Site Plan

### Type of Development Properties:

Ground Related Residential:

No

Multi-Unit Buildings (4 stories or greater):

Yes

Commercial / Industrial / Institutional:

No

Email Address:\*

@ vanessad@gsai.ca

Confirm Email Address:\*

@ vanessad@gsai.ca

Last Modified:

Jun 14, 2021

### Sustainability Score

- 18 of 20 Mandatory Metrics Are Satisfied
- 28 of 76 Minimum Targets Are Satisfied
- 20 of 92 Aspirational Targets Are Satisfied

### Application

Overall	38 of 156
24%	
Energy	5 of 48
10%	
Water	4 of 29
13%	
Walkability	24 of 46
52%	
Natural Systems	2 of 9
22%	

### Community

Overall	48 of 168
28%	
Energy	5 of 48
10%	
Water	4 of 29
13%	
Walkability	34 of 58
58%	
Natural Systems	2 of 9
22%	

FINAL SUSTAINABILITY SCORE 38



Reminder: Please complete all four sections and make sure to press "Save" at the end of each.

## Built Environment

[Help](#) (link: /EN/Business/planning-development/Land-Development-Application/Pages/Help-Built-Environment.aspx)

### Compact Development: Floor Space Index

Have the Municipal Official Plan Floor Space Index (FSI) or Floor Area Ratio requirements been satisfied?

Yes



[Mandatory](#)

### Land use Diversity Mix: Proximity to Basic Amenities

*Please Populate Both Cases*

#### Case 1 - Minimum Target

Select amenities which are within 800 m walking distance of 50% or more of the Dwelling Units (DU) and/or jobs (2 Points Each) (This minimum metric must be satisfied to earn aspirational points)

[Up to 6 points \(M\)](#)

Grocery Store/Farmers' Market/Place to purchase fresh produce

No



Community/Recreation Centre

No



Pharmacy

Yes



Library

No



#### Case 2 - Aspirational Target

Select amenities which are within 400 m walking distance of 75% or more of the Dwelling Units (DU) and/or jobs (2 Points Each)

[Up to 6 points \(A\)](#)

Grocery Store/Farmers' Market/Place to purchase fresh produce

<select>



Community/Recreation Centre

<select> ▼

Pharmacy

Yes ▼

Library

<select> ▼

**Land use Diversity Mix: Proximity to Lifestyle Amenities**

*Please Populate Both Cases*

**Case 1 - Mandatory Requirement**

Have all Municipal Official Plan requirements been satisfied?

Yes ▼

[Mandatory](#)

**Case 1 - Minimum Target**

Select amenities which are within 800 m walking distance of 50% or more of the Dwelling Units (DU) and/or jobs (1 Point Each) (This minimum metric must be satisfied to earn aspirational points)

[Up to 3 points \(M\)](#)

General Retail

Yes ▼

Convenience Store

Yes ▼

Theatre

No ▼

Coffee Store

Yes ▼

Hair Salon

Yes ▼

Bank

Place of Worship

Daycare

Restaurant/Pub

Other (Please Specify)

**Case 2 - Aspirational Target**

Select amenities which are within 400 m walking distance of 75% or more of the Dwelling Units (DU) and/or jobs (1 Point Each)

[Up to 3 points \(A\)](#)

General Retail

Convenience Store

Theatre

Coffee Store

Hair Salon

Bank



Yes



Place of Worship

Yes



Daycare

No



Restaurant / Pub

Yes



Other (Please Specify)

Yes



Urgent Care Centre

## Landscape and Street Tree Planting/Preservation - Maintain Existing Healthy Trees

Are there any trees on site?

Yes



### Qualifier

Has a Tree Evaluation Report (Arborist report) been prepared that identifies and evaluates where on-site healthy trees will be protected or removed, and has compensation for removal of healthy tableland trees been proposed in accordance with the City's requirements?

Yes



### Mandatory

Where healthy tableland trees are proposed for removal, has enhanced compensation is provided based on basal area?

Yes



### 2 Points (M)

Have 75% or more of the healthy mature trees greater than 20 cm DBH been preserved in-situ on site?

&lt;select&gt;



### 3 points (A)

## Landscape and Street Tree Planting/Preservation - Soil Quantity and Quality

Have all Municipal Planting Standards been satisfied as they pertain to soils?

Mandatory

All pits, trenches and/or planting beds have a topsoil layer greater than 60 cm with gradual change of soil quality (texture, porosity) and organic matter content that varies from 2% to 7% in the top 30 cm of soil by dry weight and a pH of 6.8 to 8.0. There is a minimum soil area of 30 m<sup>2</sup> at proper planting depth of unobstructed growing medium per tree.

2 Points (M)

## Green Building

Are there more than five non-residential buildings in your development application?

Qualifier

Have all Municipal buildings over 500 m<sup>2</sup> been designed to LEED Silver or equivalent?

Mandatory

How many buildings are enrolled in a third party Green Standards? (2 Points if One or More)

2 Points (M)

Please Select: Applicable Certification Standards

## Site Accessibility - Universal Design

Have 10% of multi-residential units been designed to provide a barrier-free path of travel from the suite entrance door to the doorway of at least one bedroom at the same level, and at least one bathroom in accordance with OBC.

Yes

Mandatory

What percentage of buildings are designed in accordance with Universal Design and Accessibility guidelines (i.e. ICC/ANSI A117.1 or equivalent) (1 point for 20% and 2 points for 30%)?

20%

2 Points (M and A)

### Site Accessibility - Number of Universally Accessible Points of Entry to Buildings and Sites

Are 100% of Primary Entrances Universally Accessible?

Yes

Mandatory

Are 100% of Emergency Exits Universally Accessible?

Yes

1 Point (M)

Are 100% of All Entrances and Exits Universally Accessible?

Yes

1 Point (A)

### Housing Unit Mix - Design for Life Cycle Housing - Site Plan

Input the percentage of housing types that fall under the following categories. ?

Up to 7 Points (M)

#### Ownership

Affordable / Low Income

Market

Attached

Detached

Townhomes

Mid / Hi-Rise

---

### Accommodations

---

Live Work

Multi-Generational Living

Mixed-Use

Adult/Senior Care Housing

Long-Term Care

## Landscape and Street Tree Planting/Preservation - % Tree Canopy Within Proximity to Building/Pedestrian Infrastructure

Have all Municipal Tree Planting Requirements been satisfied?

[Mandatory](#)

What percentage of sidewalks will have shade provided by trees within 10 years of development? If spacing is not feasible, street trees have been placed elsewhere on the site to maintain the proposed tree canopy (e.g. additional park trees, front or backyard trees). All trees should be selected from the applicable Municipal tree list.

<select>



Up to 4 Points (M and A)

## Parking - Bicycle Parking - Multi-Family Buildings

Have Municipal Standards been satisfied?

Yes



Mandatory

Have a minimum of 0.6 biking stalls per unit been provided? Additionally, has a minimum of 5% of the bike parking been provided at grade?

Yes



1 Point (M)

Have a minimum of 0.8 biking stalls per unit been provided? Additionally, has a minimum of 10% of the bike parking been provided at grade?

<select>



1 Point (A)

## Parking - Off-Street Parking

Has all new off-street parking been located beside or behind a building?

Yes



1 Point (M)

Is less than 20% of the total developmental area dedicated to new off-street surface parking facilities?

No



1 Point (A)

Has 85% or more of the surface parking been consolidated to be structured parking?

No



5 Points (A)

## Parking - Surface Parking

Has a strategy been developed to minimize surface parking for permanent employees and residents?

Yes



1 Point (M)

## Pedestrian Connections - Traffic Calming

Are new residential only roads being created within your development application?

No



Qualifier

Are new non-residential roads being created within your development application?

No



Qualifier

## Pedestrian Connections - Proximity to School

Are 50% of dwelling units within 800 m walking distance of public/private elementary, Montessori, and middle schools? *(Must satisfy this minimum target to earn aspirational points)*

Yes



2 Points (M)

Are 50% of dwellings units within 1600 m of public/private high schools? *(Must satisfy this minimum target to earn aspirational points)*

Yes



1 Point (M)

Are 75% of dwelling units within 400 m walking distance of public/private elementary, Montessori, and middle schools?

No



2 Points (A)

Are 75% of dwellings units within 1000 m of public/private high schools?

Yes



1 Point (A)

## Cultural Heritage Resources - Cultural Heritage Conservation

Have the following policies been adhered to? Cultural heritage conservation policies under provincial legislation (i.e. the Ontario Heritage Act, Planning Act and PPS, etc.), Municipal Official Plan, Municipal By-laws, and "The Standards and Guidelines for the Conservation of Historic Places in Canada". Municipal Register of Cultural Heritage Resources and/or Municipal Heritage Inventory.

Yes



Mandatory

Have all properties included in the Municipal Heritage Registers (listed and designated) been evaluated?

NA



2 Points (M)

Have all of the cultural heritage resources that qualify for designation under the Ontario Heritage Act been retained and protected?

<select>



Are 100% of cultural heritage resources identified in the Municipal Heritage Registers (listed and designated) and their associated landscapes and ancillary structures conserved in-situ in accordance with "The Standards and Guidelines for the Conservation of Historic Places in Canada"?

<select>



2 Points (A)

**Mobility**  [Help](#) (link: /EN/Business/planning-development/Land-Development-Application/Pages/Help-Mobility.aspx)

## Site Permeability - Connectivity

Have buildings on the site been connected to off-site pedestrian paths, surface transit stops, parking areas (car and bike), existing trails or pathways, or other destinations (e.g. schools)?

Yes



Mandatory

Are outdoor waiting areas (located on the site) providing protection from weather?

<select>



Mandatory

Where a transit stop is located within walking distance of the project site boundary, does the building main entrance have a direct pedestrian linkage to that transit stop?

Yes

Mandatory

(all the above three mandatory questions must be answered "yes" or "NA" to receive a Mandatory point in your Sustainability Score)

Have amenities and street furniture (benches, additional bike parking, landscaping) been provided along connections on the site and between the site and adjacent destinations?

Yes

2 Points (A)

Transit Supportive - Distance to Public Transit - Site Plans

Is the site within 800 m walking distance to an existing or planned commuter rail, light rail, bus rapid transit or subway with stops? Alternatively, is the site within 400 m walking distance to 1 or more bus stops with frequent service? (This Minimum Target must be met in order to earn Aspirational Points)

Yes

3 Points (M)

Is the site within 400 m walking distance to an existing or planned commuter rail, light rail , bus rapid transit, or subway with frequent stops? Alternatively, is the site within 200 m walking distance to 1 or more bus stops with frequent service?

Yes

3 points (A)

Active Transportation - Proximity to Cycle Network

Does the development plan include any anticipated or existing trails or cycling networks?

No

Qualifier

Walkability - Promote Walkable Streets

Are all sidewalks in accordance with applicable Municipal Standards? Sidewalks must be at least 1.5 m in width.

Yes

Mandatory

What percentage of streets have continuous sidewalks, or equivalent provisions, provided on both sides of streets where not required by Municipal standards?



100%



Up to 4 points (M and A)

Have pedestrian amenities been provided to further encourage walkable streets?

Yes



2 points (A)

Please list pedestrian amenities provided:

- Wind Breaks
- Seating
- Pedestrian Oriented Lighting
- Wide Sidewalks (Urban Areas)
- Shading

Other (Please Specify)

## Natural Environment and Parks

[? Help](#) (link: /EN/Business/planning-development/Land-Development-Application/Pages/Help-Natural-Environment.aspx)

### Natural Heritage - Connection to Natural Heritage

Is a natural heritage system included within, or adjacent to, the development boundary?

Yes



Qualifier

What percentage of the total length of the natural heritage system is visually and physically connected (such as public access blocks, single loaded roads)? [?](#)

25%



Up to 4 points (M and A)

### Parks - Park Accessibility

Does the development plan include any parks?

No



Qualifier


## Stormwater - Stormwater Management Quality and Quantity

Have quantity or flood control been provided in accordance with applicable Municipal and conservation authority requirements?

Yes



Mandatory

What is the most intense rainwater event that the site can retain runoff from (in mm)? 

5 mm



Mandatory and Up to 6 points (M and A)

Will 80% of the Total Suspended Solids (TSS) be removed from all runoff leaving the site on an annual loading basis? Additionally, have all ponds been designed with Enhanced Level of Protection (Level 1)?

Yes



Mandatory

Will 81%-90% of Total Suspended Solids from all runoff leaving site be removed during a 10 mm rainfall event? *(This Minimum Target must be satisfied in order to earn Aspirational Points)*

No



1 Point (M)

Will 91-100% of Total Suspended Solids from all runoff leaving site be removed during a 15 mm rainfall event?

<select>



4 points (A)

## Stormwater - Rainwater Re-Use

Have residential (multi-family only), commercial, and institutional buildings been designed for rainwater re-use readiness? *(This Minimum Target must be satisfied in order to earn Aspirational Points)*

Yes



1 Point (M)

Is rainwater collected on site and used for low-grade functions?

Yes



3 points (A)

## Stormwater - Stormwater Architecture/Features

Have stormwater amenities which provide functional and aesthetic benefits to the site been included in the development plan?

No



2 Points (M)

## Urban Agriculture - Dedicate Land For Local Food Production - Site Plan

Has 80 ft<sup>2</sup>. of garden space been provided per development unit?

No



2 Points (M)

Has 15% of roof space been dedicated to local food production?

No



2 points (A)

## Infrastructure and Buildings

[Help](#) (link: /EN/Business/planning-development/Land-Development-Application/Pages/Help-Infrastructure.aspx)

### Energy Conservation - Solar Readiness

Have 100% of all new buildings been designed for solar readiness?

<select>



1 Point (M)

What percentage of the building's annual energy consumption is offset from on-site renewable energy generation? (1 Point for 1% and 1 Point for each additional 2%)

Up to 7 points (A)

### Energy Conservation - Building Energy Efficiency - Multi Family, Commercial, Residential, Institutional

Have all building been designed in accordance with the Ontario Building Code?

Yes



Mandatory

Relative to an MNECB compliant reference building, what is the expected energy savings of the proposed building design?

Up to 11 points (M and A)

Will all commercial, institutional and multi residential buildings over three storeys be commissioned?

3 points (A)

Will building electricity sub-meters be required for all office tenants and residential suites?

3 points (A)

### Energy Conservation - Energy Management


Has an energy management strategy been developed for the development?

2 Points (M)

In an Intensification Area, where district energy is deemed viable by the Municipality, has a district energy feasibility study been conducted?

3 points (A)

### Potable Water - Reduce Potable Water Used for Irrigation

What percentage has potable water for irrigation been reduced as compared to a mid-summer baseline? 

Up to 6 points (M and A)

### Potable Water - Water Conserving Fixtures


Have the applicable Municipal Standards been satisfied?

Mandatory

Input applicable flow rates for water consuming fixtures:

Toilets:(6LPF Baseline)

LPF

Private Faucets:(8.3LPM Baseline)	<input type="text" value="8.3"/>	LPM
Showerheads:(9.5LPM Baseline)	<input type="text" value="8.3"/>	LPM
Public Faucets:(1.9LPM Baseline)	<input type="text"/>	LPM
Urinals:(3.8LPF Baseline)	<input type="text"/>	LPF
Current Percentage Reduction: 	<input type="text" value="5"/>	%

Up to 6 Point (M and A)

## Lighting - Parking Garage Lighting

Has a minimum illumination of 50 lux been implemented in all parking garages?

Yes



Mandatory

Have occupancy sensors been installed on two-thirds of lighting fixtures, while always maintaining a minimum level of illumination of 10 lux?

Yes



1 Point (M)

## Lighting - Reduce Light Pollution

Have all applicable Municipal Standards been satisfied?

Yes



Mandatory

Confirm that uplighting isn't included in the design and all exterior lighting fixtures >1,000 lumens are shielded to prevent night sky lighting.

Yes



1 Point (M)

Have lighting controls been implemented to reduce light spillage from buildings by 50% from 11 pm to 5 am?

Yes



1 point (A)

Will all architectural lighting be shut off between 11 pm and 5 am?



## Lighting - Energy Conserving Lighting

Have all applicable Municipal Standards been satisfied?



Mandatory

Have LEDs and/or photocells been used on all lighting fixtures exposed to the exterior?  
(Includes street lights, park lights, and pedestrian ways)



2 Point (M)

## Bird Friendly Design


Have Bird Friendly Design strategies been applied to 85% of the exterior glazing located within the first 12 m of the building above-grade (including interior courtyards)?



2 Points (M)

Do visual markers on the glass have spacings equal to or less than 10 cm x 10 cm?



For green roofs with adjacent glass surfaces, has the glass been treated with Bird Friendly Design strategies on the 12m above the green roof surface? 



## Materials and Solid Waste Management - Solid Waste

Have the applicable Municipal Standards been satisfied?



Mandatory

For Multi-Family, Commercial, Retail and Institutional buildings, are storage and collection areas for recycling and organic waste within or attached to the building? Alternatively, deep collection recycling and organic waste storage facilities are provided.




1 Point (M)

Is a three-chute system provided on each floor for all multi-family developments?




1 Point (A)

## Materials and Solid Waste Management - Material Re-used and Recycled Content

What percentage of reused content in building materials and/or landscaping materials (hardscaping such as paving or walkways) has been used? 



Up to 2 points (M and A)

What percentage of recycled content in building materials and/or landscaping materials (hardscaping such as paving or walkways) has been used? 




Up to 2 points (M and A)

## Materials and Solid Waste Management - Recycled/Reclaimed Materials

Have all applicable Municipal Standards been satisfied?




Mandatory

What percentage of recycled/reclaimed materials will be used for new infrastructure including roadways, parking lots, sidewalks, unit paving, etc. 



Up to 2 points (M and A)

## Heat Island - Reduce Heat Island Effect From the Built Form - Non Roof

What percentage of the site's hardscape uses Municipally approved heat island reduction techniques? 



Up to 3 points (M and A)

## Heat Island - Reduce Heat Island Effect From the Built Form - Roof

What percentage of the roof has been designed with a "cool" roof surface?



Up to 8 points (M and A)

What percentage of the roof is vegetated with a green roof?



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# RESULTS OF CIRCULATION RECEIVED

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October 15, 2021

City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
Att'n: Xinyue Li

Re: Application for Zoning by-Law Amendment – 0 McLaughlin Rd. COB File: OZS-2021-0042

Dear Xinyue:

We are in receipt of your request for comments regarding the above project. We respond as follows.

A/ The proposed location of the transformer cannot be guaranteed by Alectra Utilities Brampton. The transformer location will be finalized when Alectra completes designing the project. The applicant shall provide the required clearances and space for the transformer or switchgear according to Alectra Utilities Brampton standards.

B/ Please include as a condition of approval the following:

- Applicant shall grant all necessary aerial or underground easements, as may be required.
- Applicant shall observe all aerial and underground clearances as may be required.
- We supply one point of connection per legally severed lot. The designer will need to design this and any future additions from a single distribution point.
- The maximum transformation capacity supplied by Alectra Utilities Brampton is 3,000 kVA.

C/ The above comments are preliminary and does not guarantee a supply. If their application is approved, and this Customer wishes to proceed with their Hydro servicing, please advise the applicant to contact Alectra Utilities Brampton regarding permanent electrical supply to the site as soon as possible. Equipment delivery times may take up to 20-26 weeks.

D/ The Developer/Customer/Engineering Firm is strongly advised to consult Alectra Utilities Conditions of Service, as they must adhere to all the conditions. This can be found on our web site at <https://alectrautilities.com/conditions-service>.

E/ If there is any existing plant in the proposed location/area in the applicant's design, Alectra Utilities will not allow permanent structure over any such existing plant. If such a scenario exists, the property owner will be responsible for all costs associated with the relocation of the existing plant and must coordinate/consult with Alectra Utilities for the relocation of the plant. If Alectra Utilities determines that an easement is required, the property owner will be solely responsible for

the full cost and expense for easement registration, obtaining and registering any required postponements and/or discharges and, the reference plan of survey.

I can be reached at 905-452-5541 if there are any questions.

Yours Truly,

Gaurav Rao  
Supervisor, Distribution Design – ICI & Layouts  
Alectra Utilities

Archived: 2024/11/04 2:03:11 PM

From: [planification](#)

Sent: Thu, 11 Nov 2021 20:24:49 +0000ARC

To: [Li, Xinyue \(Jenny\)](#)

Subject: [EXTERNAL]RE: [EXTERNE] - Follow up RE: [OZS-2021-0042] Notice of Application and Request for Comments : DUE NOV 1/2021

Sensitivity: Normal

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

The Conseil scolaire Viamonde has no comments.

De : Li, Xinyue (Jenny) <[Xinyue.Li@brampton.ca](mailto:Xinyue.Li@brampton.ca)>

Envoyé : 2 novembre 2021 10:28

À : 'planninginfo@peelregion.ca' <[planninginfo@peelregion.ca](mailto:planninginfo@peelregion.ca)>; Hardcastle, John <[john.hardcastle@peelregion.ca](mailto:john.hardcastle@peelregion.ca)>; Olive-Thomas, Cathy-Ann <[cathyann.olivethomas@peelregion.ca](mailto:cathyann.olivethomas@peelregion.ca)>; Meldrum, Megan <[megan.meldrum@peelregion.ca](mailto:megan.meldrum@peelregion.ca)>; nicole.hanson@peelsb.com; [suzanne.blakeman@peelsb.com](mailto:suzanne.blakeman@peelsb.com); [planification@csviamonde.ca](mailto:planification@csviamonde.ca); [Hughes, Trisha <trisha.hughes@cvc.ca>](mailto:Hughes,Trisha@trisha.hughes@cvc.ca); [christopher.fearon@canadapost.ca](mailto:christopher.fearon@canadapost.ca)

Objet : [EXTERNE] - Follow up RE: [OZS-2021-0042] Notice of Application and Request for Comments : DUE NOV 1/2021

Good Morning,

I hope your week is going well. Follow up on the above noted application as comments were due yesterday. The original circulation email is below.

I would appreciate to receive any comments you have at your earliest convenience.

Thank you.

Jenny

**Xinyue (Jenny) Li**

Planner I, Development Services  
Planning, Building and Economic Development

City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2

O: 905.874.2141

E: [xinyue.li@brampton.ca](mailto:xinyue.li@brampton.ca)



The City of Brampton is updating the current Official Plan to guide land use and development to 2051, this new Official Plan will be called the *Brampton Plan*. If you would like to receive information regarding the Official Plan review please email us at [opreview@brampton.ca](mailto:opreview@brampton.ca).

From: Trdoslavic, Shawntelle <[Shawntelle.Trdoslavic@brampton.ca](mailto:Shawntelle.Trdoslavic@brampton.ca)>

Sent: 2021/10/05 4:47 PM

To: [planninginfo@peelregion.ca](mailto:planninginfo@peelregion.ca); FarouqueAlthaf <[althaf.farouque@peelregion.ca](mailto:althaf.farouque@peelregion.ca)>; 'Alex Martino ([alex.martino@peelregion.ca](mailto:alex.martino@peelregion.ca))' <[alex.martino@peelregion.ca](mailto:alex.martino@peelregion.ca)>; [Megan.Meldrum@peelregion.ca](mailto:Megan.Meldrum@peelregion.ca); Olive-Thomas, Cathy-Ann <[cathyann.olivethomas@peelregion.ca](mailto:cathyann.olivethomas@peelregion.ca)>; Cox, Stephanie <[stephanie.cox@dpcdsb.org](mailto:stephanie.cox@dpcdsb.org)>; Koops, Krystina <[krystina.koops@dpcdsb.org](mailto:krystina.koops@dpcdsb.org)>; [nicole.hanson@peelsb.com](mailto:nicole.hanson@peelsb.com); [suzanne.blakeman@peelsb.com](mailto:suzanne.blakeman@peelsb.com); [planification@csviamonde.ca](mailto:planification@csviamonde.ca); [Trisha Hughes \(\[trisha.hughes@cvc.ca\]\(mailto:trisha.hughes@cvc.ca\)\)](mailto:Trisha.Hughes@trisha.hughes@cvc.ca); [christopher.fearon@canadapost.ca](mailto:christopher.fearon@canadapost.ca); [gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com); Henry Gamboa <[henry.gamboa@alecrautilities.com](mailto:henry.gamboa@alecrautilities.com)>; Gaurav Robert Rao <[Gaurav.Rao@alecrautilities.com](mailto:Gaurav.Rao@alecrautilities.com)>; [DaveA.Robinson@alecrautilities.com](mailto:DaveA.Robinson@alecrautilities.com); Municipal Planning <[municipalplanning@enbridge.com](mailto:municipalplanning@enbridge.com)>; [circulations@wsp.com](mailto:circulations@wsp.com)

Cc: Li, Xinyue (Jenny) <[Xinyue.Li@brampton.ca](mailto:Xinyue.Li@brampton.ca)>; BramPlanOnline\_Automated <[SVC\\_AccelaEmail@brampton.ca](mailto:SVC_AccelaEmail@brampton.ca)>; Ajitkumar, Richa <[Richa.Ajitkumar@brampton.ca](mailto:Richa.Ajitkumar@brampton.ca)>

Subject: [OZS-2021-0042] Notice of Application and Request for Comments : DUE NOV 1/2021

Good Afternoon,

Please find attached the **Notice of Application and Request for Comments**.

An application for the **0 McLaughlin Road - West side of McLaughlin Road, North of Bovaird** with an assigned file number of **OZS-2021-0042** was submitted to City of Brampton for review and the applicant submitted materials are made public on [BramPlan Online](#) for review.

Please review and provide your comments to the assigned planner, **Jenny Li by November 1, 2021**

If you have any concerns please contact the assigned planner, Xinyue (Jenny) Li at [Xinyue.Li@brampton.ca](mailto:Xinyue.Li@brampton.ca)

#### How to Access Applicant Submitted Documents

<https://www.youtube.com/watch?v=2KLexaEefpM>

Thanks and have a great evening!

*Shawntelle Trdoslavic*

Development Services Clerk

Planning, Building and Economic Development

Our Focus Is People 



Please review the City of Brampton e-mail disclaimer statement at: <http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>

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Archived: 2024/11/04 2:03:16 PM  
From: [Hughes, Trisha](#)  
Sent: Fri, 30 Aug 2024 18:19:05 +0000ARC  
To: [Jagtiani, Nitika](#)  
Subject: [EXTERNAL]OZS-2024-0046 - 0 McLaughlin Road - CVC Comments  
Sensitivity: Normal

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Hi Nitika,

CVC staff have now had an opportunity to review the submission for the Official Plan Amendment and Zoning By-law Amendment application for the property on McLaughlin Road at Part Lot 11, Concession 2 WHS (0 McLaughlin Road). This included the Comment Response table (GSAI, June 10, 2024), Functional Servicing & Preliminary Stormwater Management Report (Crozier, January 2024), Meander Belt Width Assessment and Redside Dace Habitat Delineation (GEO Morphix, June 17, 2024), Scoped Environmental Impact Study (GEI Consultants, June 2024), civil engineering drawings (Crozier, last revised January 26, 2024), and landscape drawings (NAK Design Strategies, last revised January 29, 2024). Based on our review, we offer the following comments:

1. The proposed infiltration facility is acceptable as best effort to address CVC water balance requirement. However, as mentioned in our previous comment, retention of the first 5 mm of precipitation is required to address CVC's erosion control requirement, where 1.8 mm infiltration is provided (4 m<sup>3</sup> infiltration volume provided for 0.22 ha impervious area). Please update the FSR accordingly. Infiltration, filtration and stormwater re-use systems are acceptable LID measures to satisfy the CVC erosion control requirement. Note that for water re-use systems, it must be demonstrated that enough usage is available within the site.

The following comments can be addressed at the future detailed design stage:

2. The proposed Landscape Plan shows a TRCA upland seedmix, which is acceptable, but does not show the use of a cover crop. Please add a cover crop at the detailed design stage.
3. It is not clear if the proposed tree guard shown in the planting detail is biodegradable. Comment can be addressed at detailed design.
4. The ESC Plan shows the placement of ESC fencing along the 5m setback line while no grading changes are proposed within the setback. However, it is unclear how during earthworks and development of the site no grading will occur within the 5m setback with the proximity to the building and the underground garage. This should be clarified during the detailed design stage, including showing the details of all works to facilitate the development of the site (e.g., phasing, staging/storage areas, etc.) and ensure that ESC's are placed along the limit of development. Further ESC comments will be provided through the detailed design process.

With the next submission, the applicant should provide a response to our above comments. Additional comments may be provided upon review of the response and the revised FSR.

Should you have any questions on the above, please let us know.

Kind regards,

**Trisha Hughes** | RPP | she/her/hers  
Acting Senior Planner, Planning and Development Services | Credit Valley Conservation  
905-670-1615 ext. 3250 | M: 437-855-4056  
[trisha.hughes@cvc.ca](mailto:trisha.hughes@cvc.ca) | [cvc.ca](http://cvc.ca)

Our working hours may be different. Please do not feel obligated to reply outside of your scheduled working hours. Let's work together to help foster healthy work-life boundaries.



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October 14, 2021

Jenny Li  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Ms. Li:

**Re: Notice of Application and Request for Comments  
Application to Amend the Official Plan and Zoning By-law  
Glen Schnarr & Associates/Arup Datta Architect Ltd. – 2424203 Ontario Ltd.  
1 McLaughlin Road  
West side of McLaughlin Rd, north of Bovaird Dr W  
File: OZS 2021-0042  
City of Brampton – Ward 6**

The Dufferin-Peel Catholic District School Board has reviewed the above noted application based on its School Accommodation Criteria and provides the following comments:

The applicant proposes the development of a 9-storey building with 120 residential units which are anticipated to yield:

- 2 Junior Kindergarten to Grade 8 Students; and
- 2 Grade 9 to Grade 12 Students

The proposed development is located within the following school catchment areas which currently operate under the following student accommodation conditions:

Catchment Area	School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	St. Angela Merici	469	582	0
Secondary School	St. Edmund Campion	1824	1542	16

**The Board requests that the following condition be incorporated in the development agreement:**

1. That the applicant shall agree to include the following warning clauses in all offers of purchase and sale of residential lots.
  - (a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or

bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."

- (b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

The Board will be reviewing the accommodation conditions in each elementary and secondary planning area on a regular basis and will provide updated comments if necessary.

Yours sincerely,

*K. Koops*

Krystina Koops, MCIP, RPP  
Planner  
Dufferin-Peel Catholic District School Board  
(905) 890-0708, ext. 24407  
krystina.koops@dpcdsb.org

c: N. Hanson, Peel District School Board (via email)



Archived: 2024/11/04 2:03:19 PM  
From: [Trdoslavic, Shawntelle](#)  
Sent: Mon, 1 Nov 2021 13:20:43 +0000 Authentication  
To: [Li, Xinyue \(Jenny\)](#)  
Cc: [BramPlanOnline\\_Automated](#)  
Subject: FW: EXTERNAL RE: [OZS-2021-0042] Notice of Application and Request for Comments : DUE NOV 1/2021  
Sensitivity: Normal

Good Morning Jenny,

Please see below email from Enbridge in regards to the above noted file.

Thanks and have a great day!

**Shawntelle Trdoslavic**

Development Services Clerk

Planning, Building and Economic Development

City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2

[shawntelle.trdoslavic@brampton.ca](mailto:shawntelle.trdoslavic@brampton.ca)

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From: Municipal Planning <[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)>  
Sent: 2021/10/29 3:23 PM  
To: Trdoslavic, Shawntelle <[Shawntelle.Trdoslavic@brampton.ca](mailto:Shawntelle.Trdoslavic@brampton.ca)>  
Subject: [EXTERNAL] RE: [OZS-2021-0042] Notice of Application and Request for Comments : DUE NOV 1/2021

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Thank you for your circulation.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to [MunicipalPlanning@Enbridge.com](mailto:MunicipalPlanning@Enbridge.com).

Regards,

Alice Coleman  
Municipal Planning Analyst  
Long Range Distribution Planning

ENBRIDGE  
TEL: 416-495-5386 | [MunicipalPlanning@Enbridge.com](mailto:MunicipalPlanning@Enbridge.com)  
500 Consumers Road, North York, Ontario M2J 1P8

[enbridge.com](http://enbridge.com)  
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From: Trdoslavic, Shawntelle <[Shawntelle.Trdoslavic@brampton.ca](mailto:Shawntelle.Trdoslavic@brampton.ca)>  
Sent: Tuesday, October 5, 2021 4:47 PM  
To: [planninginfo@peelregion.ca](mailto:planninginfo@peelregion.ca); FarouqueAlthaf <[althaf.farouque@peelregion.ca](mailto:althaf.farouque@peelregion.ca)>; 'Alex Martino ([alex.martino@peelregion.ca](mailto:alex.martino@peelregion.ca))' <[alex.martino@peelregion.ca](mailto:alex.martino@peelregion.ca)>; [Megan.Meldrum@peelregion.ca](mailto:Megan.Meldrum@peelregion.ca); Olive-Thomas, Cathy-Ann <[cathynn.olivethomas@peelregion.ca](mailto:cathynn.olivethomas@peelregion.ca)>; Cox, Stephanie <[stephanie.cox@dpdcsb.org](mailto:stephanie.cox@dpdcsb.org)>; Koops, Krystina <[krystina.koops@dpdcsb.org](mailto:krystina.koops@dpdcsb.org)>; [nicole.hanson@peelsb.com](mailto:nicole.hanson@peelsb.com); [suzanne.blakeman@peelsb.com](mailto:suzanne.blakeman@peelsb.com); planification <[planification@csviamonde.ca](mailto:planification@csviamonde.ca)>; Trisha Hughes ([trisha.hughes@cvc.ca](mailto:trisha.hughes@cvc.ca)) <[trisha.hughes@cvc.ca](mailto:trisha.hughes@cvc.ca)>; [christopher.fearon@canadapost.ca](mailto:christopher.fearon@canadapost.ca); [gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com); Henry Gamboa <[henry.gamboa@electrautilities.com](mailto:henry.gamboa@electrautilities.com)>; Gaurav Robert Rao <[Gaurav.Rao@electrautilities.com](mailto:Gaurav.Rao@electrautilities.com)>; [DaveA.Robinson@electrautilities.com](mailto:DaveA.Robinson@electrautilities.com); Municipal Planning <[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)>; [circulations@wsp.com](mailto:circulations@wsp.com)  
Cc: Li, Xinyue (Jenny) <[Xinyue.Li@brampton.ca](mailto:Xinyue.Li@brampton.ca)>; [BramPlanOnline\\_Automated@SVC\\_AccelaEmail@brampton.ca](mailto:BramPlanOnline_Automated@SVC_AccelaEmail@brampton.ca); Ajitkumar, Richa <[Richa.Ajitkumar@brampton.ca](mailto:Richa.Ajitkumar@brampton.ca)>  
Subject: [External] [OZS-2021-0042] Notice of Application and Request for Comments : DUE NOV 1/2021

**EXTERNAL: PLEASE PROCEED WITH CAUTION.**

This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe.

Good Afternoon,

Please find attached the **Notice of Application and Request for Comments**.

An application for the **0 McLaughlin Road - West side of McLaughlin Road, North of Bovaird** with an assigned file number of **OZS-2021-0042** was submitted to City of Brampton for review and the applicant submitted materials are made public on [BramPlan Online](#) for review.

Please review and provide your comments to the assigned planner, **Jenny Li by November 1, 2021**  
If you have any concerns please contact the assigned planner, Xinyue (Jenny) Li at [Xinyue.Li@brampton.ca](mailto:Xinyue.Li@brampton.ca)

**How to Access Applicant Submitted Documents**

<https://www.youtube.com/watch?v=2KLexqEefpM>

Thanks and have a great evening!

**Shawntelle Trdoslavic**

Development Services Clerk

Planning, Building and Economic Development

City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2

[shawntelle.trdoslavic@brampton.ca](mailto:shawntelle.trdoslavic@brampton.ca)

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November 2<sup>nd</sup>, 2021

Xinyue Li  
Planner I - Development  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Ms. Li:

**RE: Application to Amend the Official Plan and Zoning By-law  
OZS-2021-0042  
Glen Schnarr & Associates / Arup Datta Architect Ltd. – 2424203 Ontario Ltd.  
0 McLaughlin Road, Part 1 Plan of Block 19, Plan 43M-1444  
West side of McLaughlin Road, North of Bovaird  
Fletcher’s Meadow Community  
City of Brampton (Ward 6)**

The Peel District School Board has reviewed the above-noted application (120 apartment units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows:

<b>Kindergarten to Grade 5</b>	<b>Grade 6 to Grade 8</b>	<b>Grade 9 to Grade 12</b>
13	5	3

The students are presently within the following attendance areas:

<b>Public School</b>	<b>School Enrolment</b>	<b>School Capacity</b>	<b>Number of Portables</b>
Edenbrook Hill P.S. <i>(Kindergarten to Grade 5)</i>	677	789	0
Cheyne Middle P.S. <i>(Grade 6 to Grade 8)</i>	730	877	0
Fletcher’s Meadow S.S. <i>(Grade 9 to Grade 12)</i>	1,819	1,488	12

The Board requires the inclusion of the following conditions in the Conditions of Draft Approval as well as the Development Agreement:

1. Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board(s) for this plan.
2. The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, within a period of five years from the date of registration of the development agreement:
  - a) "Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools."
  - b) "The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Peel District School Board."
3. The developer shall agree to erect and maintain signs at the entrances to this development which shall advise prospective purchasers that due to present school facilities, some of the children from this development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District School Board's Transportation Policy.

The Board wishes to be notified of the decision of Council with respect to this proposed application. If you require any further information please contact me at [nicole.hanson@peelsb.com](mailto:nicole.hanson@peelsb.com) or 905-890-1010, ext. 2217.

Yours truly,

Nicole N. Hanson, B.A(Hons.), MES(Pl.), RPP, MCIP  
Planning Officer - Development  
Planning and Accommodation Dept.

- c. S. Blakeman, Peel District School Board  
K. Koops, Dufferin-Peel Catholic District School Board (email only)

OZS-2021-0042 comment.doc

Archived: 2024/11/04 2:03:22 PM

From: [Trdoslavic, Shawntelle](#)

Sent: Wed, 13 Oct 2021 12:21:59 +0000Authentication

To: [Li, Xinyue \(Jenny\)](#)

Cc: [BramPlanOnline\\_Automated](#)

Subject: FW: (EXTERNAL) RE: [OZS-2021-0042] Notice of Application and Request for Comments : DUE NOV 1/2021\_ Zoning By Law

Sensitivity: Normal

Good Morning Jenny,

Please see below email from Rogers in regards to the above noted file.

Thanks and have a great day!

**Shawntelle Trdoslavic**

Development Services Clerk

Planning, Building and Economic Development

City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2

[shawntelle.trdoslavic@brampton.ca](mailto:shawntelle.trdoslavic@brampton.ca)

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From: GTAW New Area <[gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)>

Sent: 2021/10/12 5:41 PM

To: Trdoslavic, Shawntelle <[Shawntelle.Trdoslavic@brampton.ca](mailto:Shawntelle.Trdoslavic@brampton.ca)>

Cc: GTAW New Area <[gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)>

Subject: [EXTERNAL]RE: [OZS-2021-0042] Notice of Application and Request for Comments : DUE NOV 1/2021\_ Zoning By Law

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Hi,  
Rogers Communications Canada Inc. has no objection.

Thanks and regards,

**Sonali Maji**

Project Coordinator

Rogers Communications

8200 Dixie Road, Brampton, ON L6T 0C1

m 416-669-2852 e [sonali.maji@rci.rogers.com](mailto:sonali.maji@rci.rogers.com)

From: Trdoslavic, Shawntelle <[Shawntelle.Trdoslavic@brampton.ca](mailto:Shawntelle.Trdoslavic@brampton.ca)>

Sent: October 5, 2021 4:47 PM

To: [planninginfo@peelregion.ca](mailto:planninginfo@peelregion.ca); FarouqueAlthaf <[althaf.farouque@peelregion.ca](mailto:althaf.farouque@peelregion.ca)>; 'Alex Martino ([alex.martino@peelregion.ca](mailto:alex.martino@peelregion.ca))' <[alex.martino@peelregion.ca](mailto:alex.martino@peelregion.ca)>; [Megan.Meldrum@peelregion.ca](mailto:Megan.Meldrum@peelregion.ca); Olive-Thomas, Cathy-Ann <[cathyann.olivethomas@peelregion.ca](mailto:cathyann.olivethomas@peelregion.ca)>; Cox, Stephanie <[stephanie.cox@dpcdsb.org](mailto:stephanie.cox@dpcdsb.org)>; Kooops, Krystina <[krystina.kooops@dpcdsb.org](mailto:krystina.kooops@dpcdsb.org)>; [nicole.hanson@peelsb.com](mailto:nicole.hanson@peelsb.com); [suzanne.blakeman@peelsb.com](mailto:suzanne.blakeman@peelsb.com); planification <[planification@csviamonde.ca](mailto:planification@csviamonde.ca)>; Trisha Hughes ([trisha.hughes@cvc.ca](mailto:trisha.hughes@cvc.ca)) <[trisha.hughes@cvc.ca](mailto:trisha.hughes@cvc.ca)>; [christopher.fearon@canadapost.ca](mailto:christopher.fearon@canadapost.ca); GTAW New Area <[gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)>; Henry Gamboa <[henry.gamboa@electrautilities.com](mailto:henry.gamboa@electrautilities.com)>; Gaurav Robert Rao <[Gaurav.Rao@electrautilities.com](mailto:Gaurav.Rao@electrautilities.com)>; [DaveA.Robinson@electrautilities.com](mailto:DaveA.Robinson@electrautilities.com); Municipal Planning <[municipalplanning@enbridge.com](mailto:municipalplanning@enbridge.com)>; [circulations@wsp.com](mailto:circulations@wsp.com)

Cc: Li, Xinyue (Jenny) <[Xinyue.Li@brampton.ca](mailto:Xinyue.Li@brampton.ca)>; BramPlanOnline\_Automated <[SVC\\_AccelaEmail@brampton.ca](mailto:SVC_AccelaEmail@brampton.ca)>; Ajitkumar, Richa <[Richa.Ajitkumar@brampton.ca](mailto:Richa.Ajitkumar@brampton.ca)>

Subject: [OZS-2021-0042] Notice of Application and Request for Comments : DUE NOV 1/2021

Good Afternoon,

Please find attached the **Notice of Application and Request for Comments**.

An application for the **0 McLaughlin Road - West side of McLaughlin Road, North of Bovaird** with an assigned file number of **OZS-2021-0042** was submitted to City of Brampton for review and the applicant submitted materials are made public on [BramPlan Online](#) for review.

Please review and provide your comments to the assigned planner, **Jenny Li by November 1, 2021**

If you have any concerns please contact the assigned planner, Xinyue (Jenny) Li at [Xinyue.Li@brampton.ca](mailto:Xinyue.Li@brampton.ca)

**How to Access Applicant Submitted Documents**

<https://www.youtube.com/watch?v=2KLexaEefpM>

Thanks and have a great evening!

**Shawntelle Trdoslavic**

Development Services Clerk

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## Public Works

10 Peel Centre Dr.  
Suite B  
Brampton, ON  
L6T 4B9  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

October 28, 2024

Nitika Jagtiani  
Development Planner  
City of Brampton  
2 Wellington Street West  
Brampton ON, L6Y 4R2  
[nitika.jagtiani@brampton.ca](mailto:nitika.jagtiani@brampton.ca)

**RE: Peel Region Clearance for Rezoning  
0 McLaughlin Road  
2424203 Ontario Ltd.  
City of Brampton  
Region File: OZ-21-042B  
City File: OZS-2021-0042**

Dear Ms. Jagtiani,

Region of Peel staff have reviewed the above-noted rezoning application, receiving submissions on October 5, 2021, June 28, 2023, and July 4, 2024. The application is in support of a proposal to permit the development of a 10-storey residential building, with 105 residential apartment units, and 117 parking spaces.

Regional functional servicing report review fees were received for this application on October 25, 2024. Technical requirements have been satisfied, and additional technical requirements per Regional correspondence dated October 17, 2024, may be addressed **prior to Site Plan Approval**. The Region of Peel has no objection to clearance for the proposed Zoning By-law Amendment being brought forward for City of Brampton Planning and Development Committee consideration.

If you have any questions or concerns, please contact me ([marzuq.shamsi@peelregion.ca](mailto:marzuq.shamsi@peelregion.ca)/ 905.791.7800 x3361) at your earliest convenience.

Thank you,



**Marzuq Shamsi, BURPI**  
Junior Planner, Planning and Development Services, Region of Peel

CC:

**John Hardcastle**, MCIP, RPP, Manager, Planning & Development Services, Region of Peel

**Sebastian Alzamora**, MCIP, RPP, Planner, Glen Schnarr & Associates Inc.

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# RESULTS OF PUBLIC MEETING

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## **RESULTS OF PUBLIC MEETING**

Planning and Development Committee  
Regular Meeting – September 9, 2024  
City File Number – OZS-2024-0046

### **Members Present:**

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

### **Staff Present:**

- Steve Ganesh, Commissioner, Planning Building and Growth Management
- Allan Parsons, Director, Development Services
- Henrik Zbogor, Director, Integrated City Planning
- Angelo Ambrico, Manager, Development Services
- Michelle Gervais, Advisor, Special Projects
- Chinoye Sunny, Planner, Development Services
- Jan Salaya, Planner, Development Services
- Harsh Padhya, Planner, Development Services
- Nitika Jagtiani, Planner, Development Services
- Charles Ng, Planner, Development Services
- Samantha DeLaPena, Planner, Development Services
- Genevieve Scharback, City Clerk
- Charlotte Gravlev, Deputy City Clerk
- Gagandeep Jaswal, Acting Legislative Coordinator

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### **Staff Report:**

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

A Statutory Public Meeting for this application was held on September 9<sup>th</sup>, 2024. There were nine members of the public in attendance to speak to this item at the statutory public meeting. Written correspondence from eight members of the public were received and presented at the Planning and Development Committee Meeting and Planning Staff received over 16 emails throughout the review process.

At public meeting area residents provided their views, suggestions, concerns and posed questions including compatibility with the character of the surrounding neighbourhood, privacy concerns, traffic congestion and road safety concerns, inadequate parking, noise concerns, environmental concerns and strain on existing infrastructure, including emergency services.

### Zoning

The subject lands are zoned 'Commercial One – Special Section 1045' (C1-1045). Members expressed their concerns to keep the current zone as is to allow for commercial uses on site.

Response: An application for an Amendment to the Official Plan and Zoning By-law has been submitted for a proposed development of a 10-storey residential building with 105 residential units. The application is reviewed on the merits of criteria set out in the "Planning Act" and City, Regional and Provincial policies regarding land use planning and have no further concerns.

### Built Form and Compatibility with the surrounding executive residential community

Members raised concerns that the proposed development is not compatible to the existing neighborhood.

*Response:* Planning Staff have reviewed the application and the submitted Planning Justification Report and is of the professional opinion that the proposed development is satisfactory based on the applicable provincial, regional and local policies. This includes the Provincial Policy Statement which supports the efficient use of land and resources through intensification, as well as the Growth Plan for the Greater Golden Horseshoe which promotes redevelopment and intensification on McLaughlin Road.

The subject lands front onto McLaughlin Road and is adjacent to industrial/employment uses. To the south are single detached dwellings, which conform to the proposed use on site. While the proposed development is for a 10-storey building on site, the development will include upscale architectural treatments, as demonstrated through the submitted Urban Design Brief that will complement the existing neighbourhood. The proposed development for residential apartment units better aligns with provincial policies relating to creating complete communities and increasing housing supply.

Prior to site plan approval, the proposed development is required to satisfy the 45-degree angular plane. Providing a sensitive transition to the abutting low-density residential neighbourhood and mitigating shadowing and privacy by the proposed development. Staff will work with the applicant to ensure that the proposed development have considerable rear yard setbacks which creates and opportunity for additional buffering through vegetation or tree planting which will be further refined through the forthcoming Site Plan application.

### Increase in Car Theft

Members of the public expressed concerns that the proposed development will increase car theft in the neighbourhood.

*Response:* Planning staff cannot comment on the future car theft in the neighborhood. This application is reviewed on the merits of criteria set out in the “Planning Act” and City, Regional and Provincial policies regarding land use planning.

### Traffic Congestion and Speeding on McLaughlin Road

Members of the public expressed concerns that the proposed development will introduce more traffic into the immediate area, which may subsequently result in traffic congestion and decrease in overall vehicular and pedestrian safety.

*Response:* Prior to site plan approval, Traffic Staff will work with the applicant to review the proposed access to ensure that there is a safe transition within the site to McLaughlin Road that will not have a major impact on the surrounding community.

### Left turn on McLaughlin Road

Members had raised concerns with regards to increased traffic on McLaughlin Road through the proposed development. Members are concerned that taking a left turn on McLaughlin Road may be a safety hazard and may create concerns for the pedestrian.

*Response:* Prior to site plan approval, Staff require the applicant to provide a dedicated McLaughlin Road left-turn lane into the site. A revised Traffic Impact Study with a queuing analysis and a functional McLaughlin Road design drawings are required in this regard.

Staff will work with the applicant to ensure that the ramp leading to the underground garage satisfies the City of Brampton standards prior to any site plan approvals.

### Parking Deficiency

Members of the public expressed concern that there is an existing parking deficiency in the neighborhood. There is currently parking spillover on Marycroft Court because of insufficient parking at the adjacent commercial plaza.

*Response:* The amendment to the Zoning By-law requires the proposed development to meet the City of Brampton parking standards: The development is required to adhere to the City of Brampton minimum parking standards of 1.0 residential parking stalls per residential unit and a minimum 0.2 visitor parking stalls per residential unit.

### Privacy Concern

Members of the public expressed privacy and overlook concerns with the proposed development, as the proposed mid-rise building are adjacent to existing low-rise residential buildings to the south (across from Queen Street West).

*Response:* The proposed development proposes a development of a 10-storey mid-rise building. The proposed mid-rise apartment building maintains a six-metre setback from the southerly property line along Marycroft Court, and has the massing of the upper storeys above the sixth storey be stepped back with an additional 2.5 metres. The proposed design has a stepped building profile to ease up visual context and achieve appropriate height-to-width ratio.

Through Site Plan stage, Planning and Design staff will work with the applicant to ensure adverse overlook impact is limited from the proposed mid-rise building given the separation distance, and that an appropriate level of privacy will be maintained.

### Transit

Members have raised concern that there are insufficient transit services near the subject lands.

*Response:* The subject lands are in close proximity to transit services at the corner of Marycroft Court and McLaughlin Road. McLaughlin Road is a support corridor which provides minimum transit routes to operate throughout Neighborhood and Employment Areas. The subject site is a short walk to stops, local transit, and connection to the Rapid Transit Network on Bovaird Road, which has Priority Bus or Zum Transit services.

### Noise Concerns

Members are concerned an increase in noise as a result of the proposed development. There are noise concerns due to its proximity to the main road, the commercial plaza and construction as a result of the development.

*Response:* A Noise Feasibility Study has been requested by the applicant at the Site plan stage to ensure that the proposed development will have minimal impact on the existing neighborhood.

### Stormwater and drainage concerns

Members expressed concern with the proposed stormwater and drainage on site.

*Response:* Through the site plan process, the applicant will work with Staff, the Region of Peel, and the Conservation Authority to provide supporting documentation and calculations depicting adequate capacity for the additional flows without adversely affecting connected properties.

### Loss of Trees and Biodiversity

Members have raised concerns regarding loss of mature trees and biodiversity on site to facilitate the development.

*Response:* The applicant has submitted a Tree Inventory and Conservation Plan. A total of 28 trees were identified on and within six metres of the subject property. Of the 28 trees documented, the removal of 11 trees will be required to accommodate the proposed

development.

Prior to the issuance of building permits, the Owner will be required to fulfill their parkland dedication requirements in the form of a cash-in-lieu of parkland payment pursuant to Section 42 the Planning Act R.S.O. 1990, c.P.13 as amended (the Planning Act) and the City's Parkland Dedication By-law, as amended. Details of the requirements shall be referenced in the Site Plan Agreement and the lands conveyed as a condition of development. Open Space staff have evaluated the Tree Inventory and Preservation Plans and have found it satisfactory.

In addition, the subject lands abut existing NHS lands (the adjacent Thackeray Valley). The Owner shall erect hoarding along the property boundary where it abuts existing NHS lands, and/or along the drip line of any vegetation identified for preservation in the approved Tree Evaluation Report, to the satisfaction of the City.

Property Values / Premium lots:

Members are concerned that the nature of the proposed development would impact property values. Due to the close proximity of the proposed development to the existing residential subdivision, concerns were raised about the impact on property values. In addition, some members currently residing on Marycroft Court have paid premium lot prices for their lots backing onto the open space NHS feature when they purchased the lands.

*Response:* Planning staff cannot comment on the future potential valuation of land. This application is reviewed on the merits of criteria set out in the "Planning Act" and City, Regional and Provincial policies regarding land use planning.

School Capacity

Members of the public expressed concerns about overcrowding of schools without plans being in place for the construction of new schools to accommodate new residents.

*Response:* All school boards (Conseil Scolaire Viamonde, Peel District School Board and Dufferin Peel Catholic District School Board) were circulated on the application.

The Conseil Scolaire Viamonde had no comments regarding the Official Plan and Zoning By-law Amendment application.

The development application was circulated to the Peel District School Board and the Dufferin-Peel Catholic District School Board. Planning staff received no objections from the aforementioned school boards. The individual school board conducts regular planning and forecasting studies to estimate the required capacities on their educational facilities to determine whether new or expansion of schools and other permanent or temporary facilities are required, or alternatively, there is a surplus of existing facilities. Once the individual school board has determined the need to build or expand educational facilities, they typically partner with other levels of governments for the funding required for their construction and operation.

It is common practice for both school boards across the city to bus students to nearby schools where there is capacity limitations at the local schools. Therefore, the need to bus

students from the proposed development is not a unique situation to this development only.

Strain on Existing Infrastructure – including emergency services

Members have raised concerns that the police and fire services are insufficient. The proposed development will add further strain on the existing infrastructure.

*Response:* Further discussion and technical studies may be required to discuss service constraints at the Site Plan and Building Permit stage.

Community Park

Members are concerned that there is no park proposed for the existing for existing residents.

*Response:* The Fletcher's Creek Secondary Plan identifies a series of parks to serve the area. The subject site is not designated for a park.

Utilities / Electric Transformer

Members are concerned that the electric transformer and the stormwater management is in close proximity to adjacent lands (110 Marcroft Court).

*Response:* Staff have commented that the proposed utilities at the corner of McLaughlin Road and Marycroft Court will need to be thoroughly reviewed through the site plan stage.

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# AMENDMENT TO THE OFFICIAL PLAN

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THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2024

Attachment 12 – Draft Official Plan Amendment .docx

To the Official Plan of the City of Brampton Planning Area

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The Council of the Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, RS.O. 1990, c.P.13, hereby ENACTS as follows:

1. Amendment Number OP 2006-\_\_\_\_\_ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this By-law.

ENACTED and PASSED this [enter date] day of [enter month], 2024.

Approved as to  
form.

2023/MM/DD

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.

2023/MM/DD

\_\_\_\_\_  
Peter Fay, City Clerk

(OZS-2024-0046)



AMENDMENT NUMBER OP 2006-\_\_\_\_\_

To the Official Plan of the  
City of Brampton Planning Area

**1.0 Purpose:**

The purpose of this amendment is to amend policies of SP44 from Fletchers Meadow Secondary Plan (SPA44) to permit the development of a mid-rise residential apartment building.

This Official Plan Amendment is intended to maintain the 'Medium/Cluster/High Density Residential' designation and include permissions for an increase in residential density on lands shown on Schedule 'A' to this amendment.

**2.0 Location:**

The lands subject to this amendment are comprised of a parcel totaling 0.32 hectares (0.79 acres) in area, located on the westside of McLaughlin Road, south of Lornel Gate Drive and north of Marycroft Court. The lands have a frontage of approximately 148 metres (485.5 feet) on McLaughlin road. The lands are legally described as Part 1, Plan of Block 19 of Registered Plan 43M-1444. The lands subject to this amendment are specifically indicated on Schedule A to the Fletcher Meadow Secondary Plan as attached.

**3.0 Amendments and Polices Relative Thereto:**

3.1 The portions of the document known as the 1993 Official Plan of the City of Brampton Planning Area, which remain in force as the relate to the Fletchers Meadow Secondary Plan, are hereby further amended:

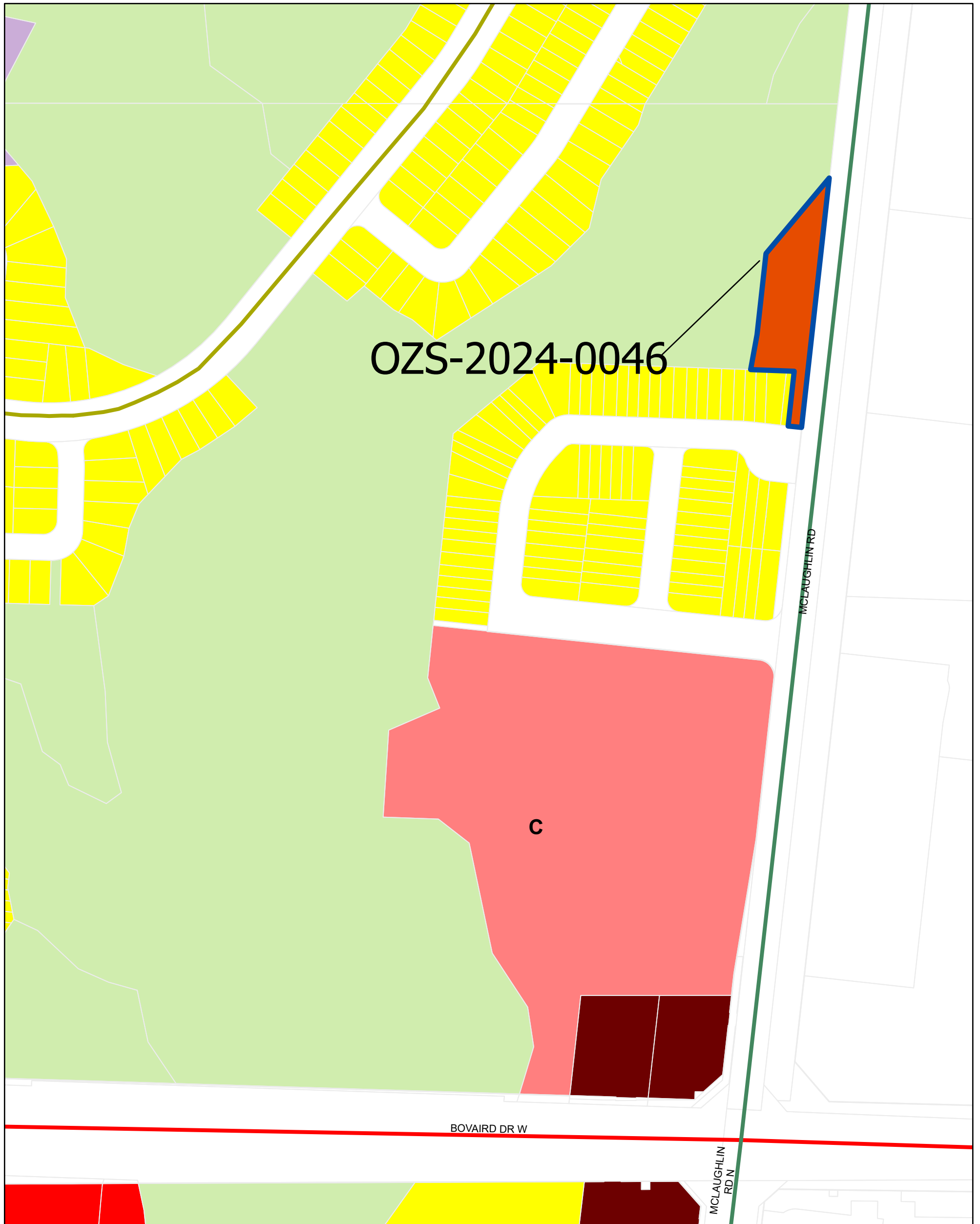
B. By adding to Section 3.1.6 Residential Policy: Fletchers Meadow Secondary Plan (Area 44a) Chapter 44 thereof, the following text:

i) for the purpose of this Subsection, the lands designated "Medium / Cluster High Density Residential", located on the west of McLaughlin Road and south of Lornel Gate Drive and north of Marycroft Court. are permitted to develop with a density up to 410 units per net hectare (165 units per net residential acre).

Approved as to Content:

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Allan Parsons, MCIP, RPP  
Director, Development Services and Design



**COMMERCIAL**

- CONVENIENCE RETAIL
- DISTRICT RETAIL
- HIGHWAY AND SERVICE COMMERCIAL
- HIGHWAY COMMERCIAL
- MIXED EMPLOYMENT COMMERCIAL
- NEIGHBOURHOOD RETAIL
- SERVICE COMMERCIAL

**EMPLOYMENT**

- GENERAL EMPLOYMENT 1
- GENERAL EMPLOYMENT 2
- PRESTIGE INDUSTRIAL
- Subject Lands

**INSTITUTIONAL**

- ELEMENTARY SCHOOL
- MIDDLE SCHOOL
- SECONDARY SCHOOL
- INSTITUTIONAL
- PLACE OF WORSHIP

**RESIDENTIAL**

- LOW DENSITY RESIDENTIAL
- LOW DENSITY 1 RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM / HIGH DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL

**OPEN SPACE**

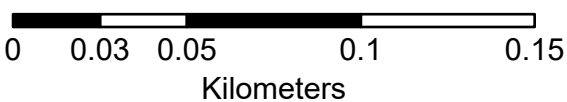
- NATURAL HERITAGE SYSTEM
- RECREATION OPEN SPACE
- CEMETERY
- PRIVATE COMMERCIAL RECREATION
- UTILITY

**ROADS**

- COLLECTOR ROAD
- MINOR ARTERIAL ROAD
- MAJOR ARTERIAL ROAD
- PROVINCIAL HIGHWAY
- RAILWAY



**Schedule 'A' - TO OFFICIAL PLAN  
OP2006#**



Date: 2024/11/05

**SPA-44**

Page 194 of 218

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# AMENDMENT TO THE ZONING BY-LAW

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THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2024

To Attachment 13 – Draft Zoning By-law Amendment.docx

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The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, as amended, hereby ENACTS as follows:

By-law 270-2004, as amended, is hereby further amended:

- 1) By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Commercial One – Section 1045 (C1-1045)	Residential Apartment A - Section 3801 (R4A-3801); and Floodplain (F)

- 2) By adding thereto the following section:

“3801 The lands designated R4A – Section 3801 on Schedule A to this By-law:

3801.1 Shall only be used for the purposes permitted in an R4A Zone;

1. All purposes permitted within the R4A zone.
2. Only in conjunction with an apartment dwelling building, a daycare facility may be permitted.
3. Purposes accessory to other permitted purposes.

3801.2 Shall be subject to the following requirements and restrictions:

- 1) For the purpose of this by-law, McLaughlin Road shall be deemed to be the front lot line.
- 2) The yard setbacks are measured from the property line to the nearest main wall of any building or structure above grade.
- 3) Minimum setback to the lot line abutting McLaughlin Road: 3.0 metres

- 4) Minimum setback to the lot line abutting Marycroft Court: 7.5 metres
- 5) Minimum setback to lands zoned Residential: 7.50 metres
- 6) Minimum setback to lands zoned Floodplain: 0.0 metres
- 7) An underground parking structure may be setback 0 metres to any lot line.
- 8) Balcony and entrance canopy may encroach a maximum 1.5 metres into the required front yard setback.
- 9) Notwithstanding Sections 3801.2 (3), (4) and (5), a hydro transformer may be setback a minimum 1.50 m to any lot line.
- 10) Maximum Lot Coverage: 65%
- 11) Minimum Landscaped Open Space:
  - i. 20% of the lot area;
  - ii. A 1.5 meters wide landscaped open space strip along the lot line abutting McLaughlin Road;
  - iii. A 3.0 meters wide landscaped open space strip along the lot lines abutting lands zoned residential;
- 12) Maximum Floor Space Index: 5.0
- 13) A solid privacy screen having a minimum height of 1.8m shall be provided along any portion of a balcony or a rooftop amenity area located along the south facing walls of the building running perpendicular to the lot line abutting McLaughlin Road
- 14) Minimum Parking Requirements:
  - i. 1.0 residential parking space per residential unit;
  - ii. 0.2 visitor parking spaces per residential unit.
- 15) Maximum Building Height:
  - i. 12 Storey, and
  - ii. All portions of a building must be located within the height limits set by a line that extends upwards at a 45-degree angle from a height of 10.5 metres above the residential setback from the rear lot lines located to the south of the subject property.”

ENACTED and PASSED this [enter date] day of [enter month], 2024.

Approved as to form.  
 20 \_\_/month/day  
 [insert name]

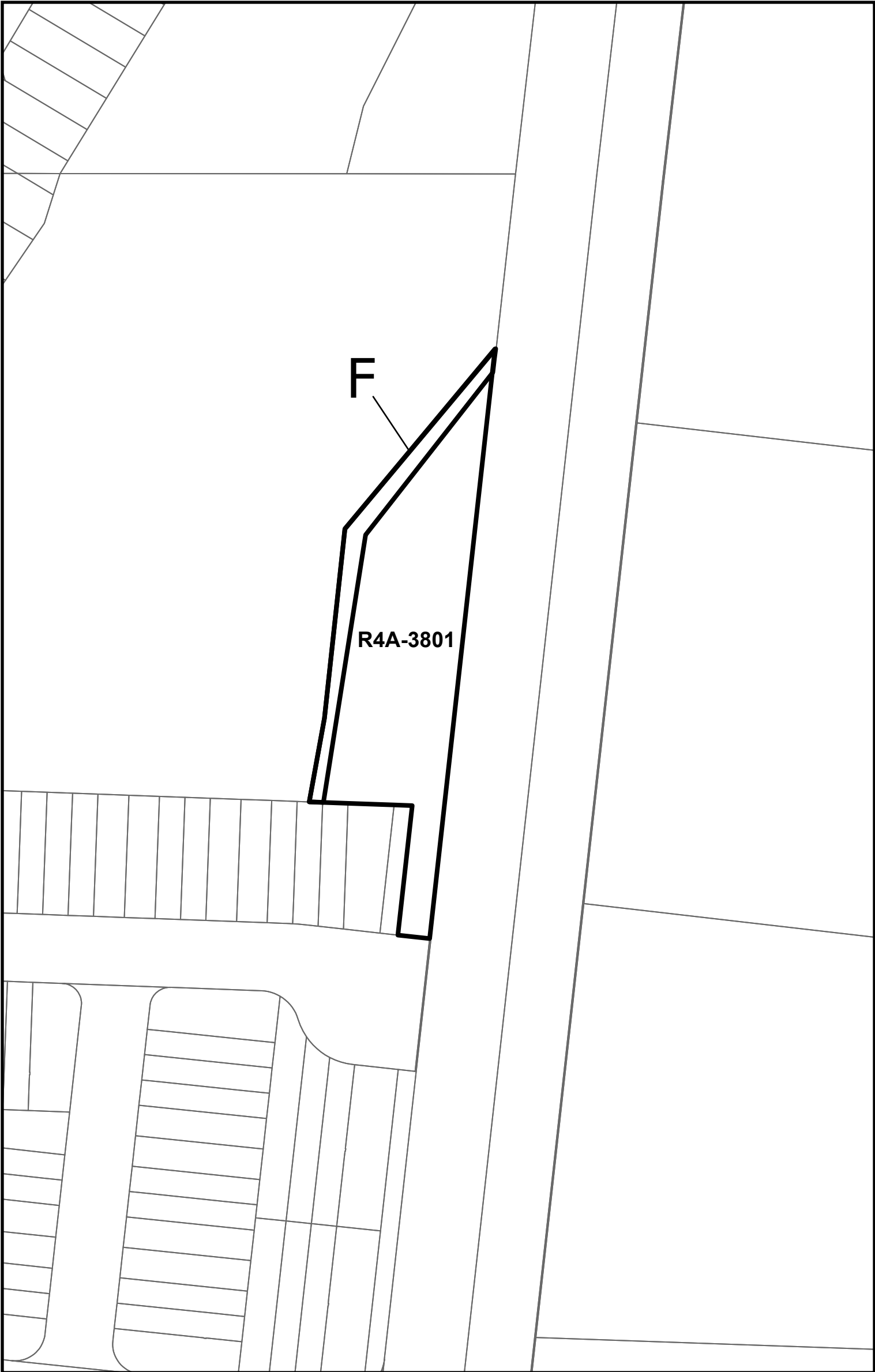
\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to content.  
 20 \_\_/month/day  
 [insert name]

\_\_\_\_\_  
Peter Fay, City Clerk

(OZS-2024-0046)

DRAFT





THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2025

To amend By-law 165-2022, as amended, being a by-law to prescribe minimum standards for the maintenance and occupancy of properties in the City of Brampton

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WHEREAS By-law 165-2022 (“Property Standards By-law”) was enacted to prescribe minimum standards for the maintenance and occupancy of properties in the City of Brampton;

WHEREAS the Council of The Corporation of the City of Brampton, through resolution \_\_\_\_\_, deems it appropriate to establish occupancy standards to safeguard the health, safety and wellbeing of residents in the City of Brampton;

NOW THEREFORE the Council of The Corporation of the City of Brampton ENACTS as follows:

1. That Section 24 of By-law 165-2022 be amended by adding the following subsections:

(1) immediately following 24.1(3):

“(4) there is a minimum floor area of 14 square metres where the room is provided to three Occupants;

(5) there is a minimum floor area of 7 square metres per person where the room is provided to four or more Occupants;

(6) for the purpose of subsections (4) and (5), an Occupant shall mean any person eighteen years of age or over;

(7) where an occupant is under eighteen years of age, the room provided for sleeping purposes must still comply with all other standards established in this By-law and all applicable legislation, including but not limited to the Ontario Building Code and Ontario Fire Code.”

(2) immediately following section 24.5:

“24.6 All work to remedy a contravention under Section 24 shall minimize any adverse impacts on any tenants and shall comply with all federal or provincial legislation or regulations, including the Ontario Residential Tenancies Act.

24.7 All persons shall comply with all federal or provincial legislation or regulations, including the Ontario Human Rights Code, as well as all municipal by-laws, including any applicable Zoning, Licensing and Registration By-Laws.”



2. This By-law comes into effect on the date of its passing.

ENACTED and PASSED this 22<sup>nd</sup> day of January, 2025.

Approved as to  
form.  
2025/01/14  
Colleen Grant

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.  
2025/01/14  
Robert Higgs

\_\_\_\_\_  
Genevieve Scharback, City Clerk



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2024

To amend By-law 218-2019, as amended, being a by-law to establish a system of administrative penalties (non-parking)

WHEREAS By-law 165-22 (“Property Standards By-law”) was enacted to prescribe minimum standards for the maintenance and occupancy of properties in the City of Brampton;

AND WHEREAS By-law 218-2019 “Administrative Penalties (Non-Parking) By-law” was enacted to provide for a system of administrative penalties for designated bylaws;

AND WHEREAS Council for The Corporation of the City of Brampton deems it appropriate to provide for administrative penalties to enforce the provisions of the Property Standards By-law;

AND WHEREAS Council for The Corporation of the City of Brampton deems it appropriate, through resolution \_\_\_\_\_, to increase administrative penalties for offences under the Property Standards By-law for repeat offenders;

NOW THEREFORE the Council of The Corporation of the City of Brampton ENACTS as follows:

1. That the table in Section 8A of Schedule “A” of By-law 218-2019 be amended by adding the following columns, “Second Offence” and “Subsequent Offence”:

Item	Column 3 Administrative Penalty		
	First Offence	Second Offence	Subsequent Offence
1	\$500.00	\$750.00	\$1,000.00
2	\$400.00	\$650.00	\$900.00
3	\$400.00	\$650.00	\$900.00
4	\$250.00	\$500.00	\$750.00
5	\$250.00	\$500.00	\$750.00
6	\$250.00	\$500.00	\$750.00
7	\$250.00	\$500.00	\$750.00
8	\$250.00	\$500.00	\$750.00
9	\$250.00	\$500.00	\$750.00
10	\$250.00	\$500.00	\$750.00
11	\$250.00	\$500.00	\$750.00
12	\$250.00	\$500.00	\$750.00
13	\$250.00	\$500.00	\$750.00

14	\$250.00	\$500.00	\$750.00
15	\$250.00	\$500.00	\$750.00
16	\$250.00	\$500.00	\$750.00
17	\$250.00	\$500.00	\$750.00
18	\$100.00	\$200.00	\$300.00
19	\$250.00	\$500.00	\$750.00
20	\$250.00	\$500.00	\$750.00
21	\$250.00	\$500.00	\$750.00
22	\$250.00	\$500.00	\$750.00
23	\$250.00	\$500.00	\$750.00
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96	\$250.00	\$500.00	\$750.00
97	\$250.00	\$500.00	\$750.00
98	\$250.00	\$500.00	\$750.00
99	\$250.00	\$500.00	\$750.00
100	\$250.00	\$500.00	\$750.00
101	\$250.00	\$500.00	\$750.00
102	\$250.00	\$500.00	\$750.00
103	\$250.00	\$500.00	\$750.00

ENACTED and PASSED this 15<sup>th</sup> day of January, 2025.

Approved as to form. 2024/11/29  Colleen Grant, Deputy City Solicitor
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\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to content. 2024/12/02  Robert Higgs
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\_\_\_\_\_  
Genevieve Scharback, City Clerk



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number \_\_\_\_\_-2025

**To amend the Schedules of Traffic By-law 93-93, relating to RATE OF SPEED (Schedule X) and FIRE ROUTES (Schedule XXII)**

WHEREAS the Council for The Corporation of the City of Brampton has adopted and the Traffic and Parking By-law No. 93-93, (“By-law 93-93”) as amended to regulate the use of highways and parking in the City of Brampton;

AND WHEREAS pursuant to subsection 11 (3) 1 of the *Municipal Act, 2001*, a by-law may be passed by a council of a municipality relating to the regulation of highways and parking within the municipality;

AND WHEREAS the Council of The Corporation of the City of Brampton is desirous of adopting a by-law to further amend By-law 93-93 by amending amend the Schedules of Traffic By-law 93-93, relating to RATE OF SPEED (Schedule X) and FIRE ROUTES (Schedule XXII);

NOW THEREFORE the Council of The Corporation of the City of Brampton ENACTS as follows:

1. By-law 93-93 as amended, is hereby further amended by DELETING the following items from Schedule X:

**RATE OF SPEED**

COLUMN 1 HIGHWAY	COLUMN 2 RATE OF SPEED	COLUMN 3 BETWEEN	COLUMN 4 TIMES OR DAYS
Finchgate Boulevard	40	A point 15 metres north of Clark Boulevard and a point 35 metres south of Queen Street East	7:00 am – 5:00 pm on first 9 school days of academic year, 8:15 am – 9:30 am 11:30 am – 1:30pm 2:35 pm – 4:00 pm on all other school days
Remembrance Road	40	A point 95 metres west of Sweet Violet Court/Divinity Circle and Robert Parkinson Drive	Anytime

2. By-law 93-93 as amended, is hereby further amended by ADDING the following items to Schedule X:

**RATE OF SPEED**

COLUMN 1 HIGHWAY	COLUMN 2 RATE OF SPEED	COLUMN 3 BETWEEN	COLUMN 4 TIMES OR DAYS
Finchgate Boulevard	40	A point 15 metres north of Clark Boulevard and a point 35 metres south of Queen Street East	Anytime
Remembrance Road	40	A point 95 metres west of Sweetviolet Court/Divinity Circle and Robert Parkinson Drive	Anytime

3. By-law 93-93 as amended, is hereby further amended by ADDING the following items to Schedule XXII:

**FIRE ROUTES**

COLUMN 1 LOCATION CODE	COLUMN 2 LOCATION
L-23 (C3)	10 Loreville Drive
M-104 (C3)	9545 Mississauga Road

ENACTED and PASSED this 22<sup>nd</sup> day of January, 2025.

Approved as to form.  2025/01/09  S. Akhtar
------------------------------------------------------------

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to content.  2024/12/20  Kevin Minaker
-------------------------------------------------------------------

\_\_\_\_\_  
Genevieve Scharback, City Clerk



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number \_\_\_\_\_-2025

**To amend the Schedule of Traffic By-law 93-93, relating to COMMUNITY SAFETY ZONES (Schedule XXIV)**

WHEREAS the Council for The Corporation of the City of Brampton has adopted and the Traffic and Parking By-law No. 93-93, (“By-law 93-93”) as amended to regulate the use of highways and parking in the City of Brampton;

AND WHEREAS pursuant to subsection 11 (3) 1 of the *Municipal Act, 2001*, a by-law may be passed by a council of a municipality relating to the regulation of highways and parking within the municipality;

AND WHEREAS the Council of The Corporation of the City of Brampton is desirous of adopting a by-law to further amend By-law 93-93 by amending COMMUNITY SAFETY ZONES (Schedule XXIV):

NOW THEREFORE the Council of The Corporation of the City of Brampton ENACTS as follows:

1. By-law 93-93 as amended, is hereby further amended by DELETING the following item from Schedule XXIV:

**COMMUNITY SAFETY ZONES**

COLUMN 1 HIGHWAY	COLUMN 2 BETWEEN	COLUMN 3 TIMES OR DAYS
Creditview Road	Aylesbury Drive and Sandalwood Parkway West	Anytime

2. By-law 93-93 as amended, is hereby further amended by ADDING the following item to Schedule XXIV:

**COMMUNITY SAFETY ZONES**

COLUMN 1 HIGHWAY	COLUMN 2 BETWEEN	COLUMN 3 TIMES OR DAYS
Creditview Road	A point 34 metres north of Buick Boulevard and Bleasdale Avenue	Anytime

ENACTED and PASSED this 22<sup>nd</sup> day of January, 2025.

Approved as to  
form.  
2024/11/20  
Colleen Grant

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.  
2024/12/23  
Kevin Minaker

\_\_\_\_\_  
Genevieve Scharback, City Clerk





THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2025

To amend Comprehensive Zoning By-law 270-2004, as amended

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WHEREAS The Council of the Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) By changing Schedule 'A' thereto, the zoning designation of the lands as shown outlined on Schedule 'A' to this by-law:

FROM:	TO:
AGRICULTURAL (A)	INSTITUTIONAL ONE – SECTION 3802 (I1 – 3802)

(2) By adding thereto the following sections:

“3802 The lands zoned I1 – 3802 on Schedule A to this by-law:

3802.1 Shall only be used for the following purposes:

- a. Faith based community teaching centre with classroom space and ancillary common areas;
- b. Day nursery; and
- c. Purposes accessory to other permitted purposes.

3802.2 Shall be subject to the following requirements and restrictions:

1. Minimum Interior Side Yard Width along southerly Lot Line of 2.36 metres.
2. Minimum Parking Requirement: 4 spaces for each classroom or 1 space for each 20 square metres of gross commercial floor area or portion thereof, whichever is greater.”

ENACTED and PASSED this [enter date] day of [enter month], 2025.

Approved by Legal Services:

Approved as to  
form.  
2025/01/16  
MR

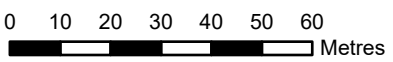
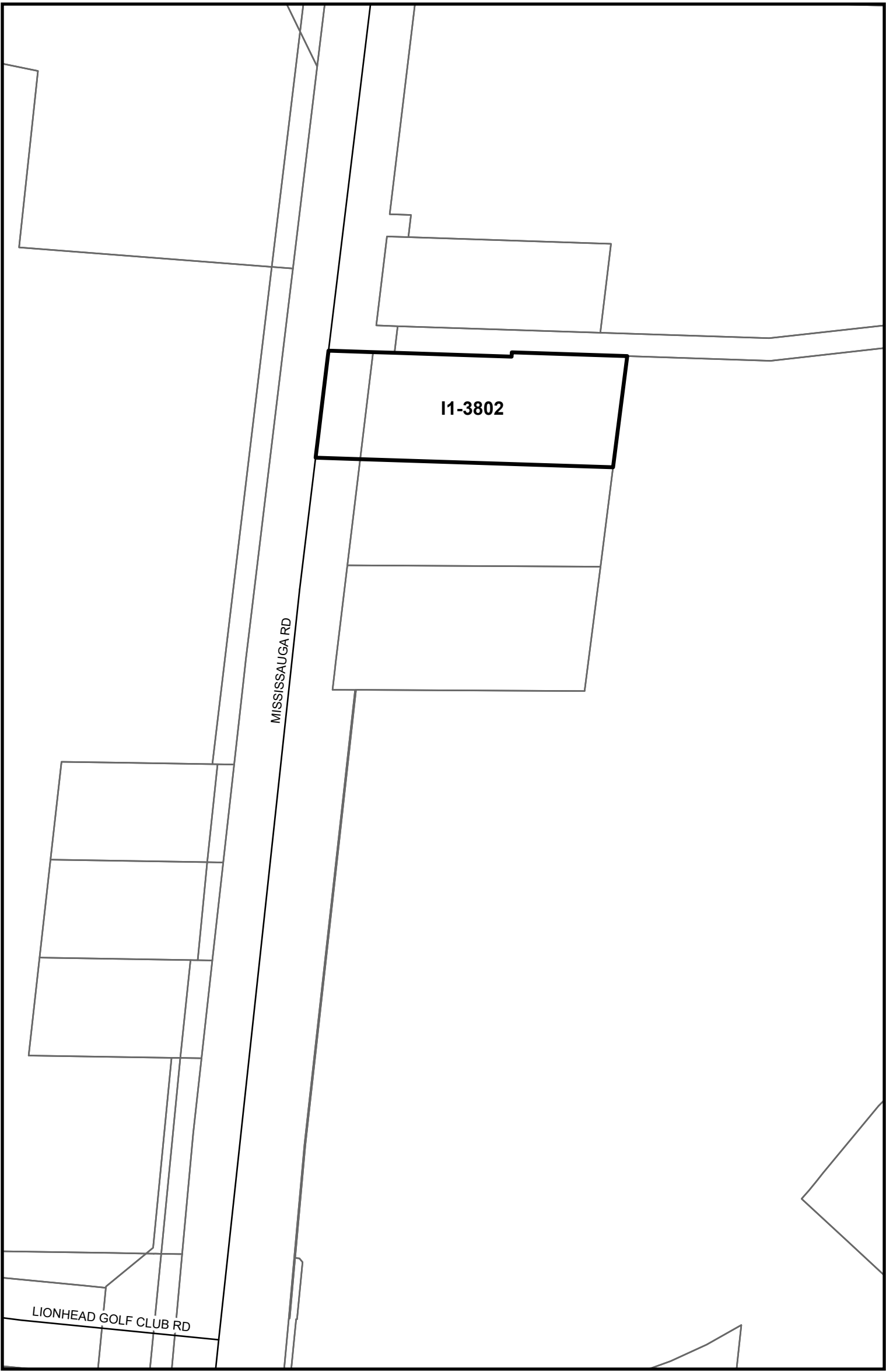
\_\_\_\_\_  
Patrick Brown, Mayor

Approved by the Division Head/Director:

Approved as to  
content.  
2025/Jan/06  
AAP

\_\_\_\_\_  
Genevieve Scharback, City Clerk

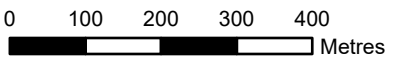
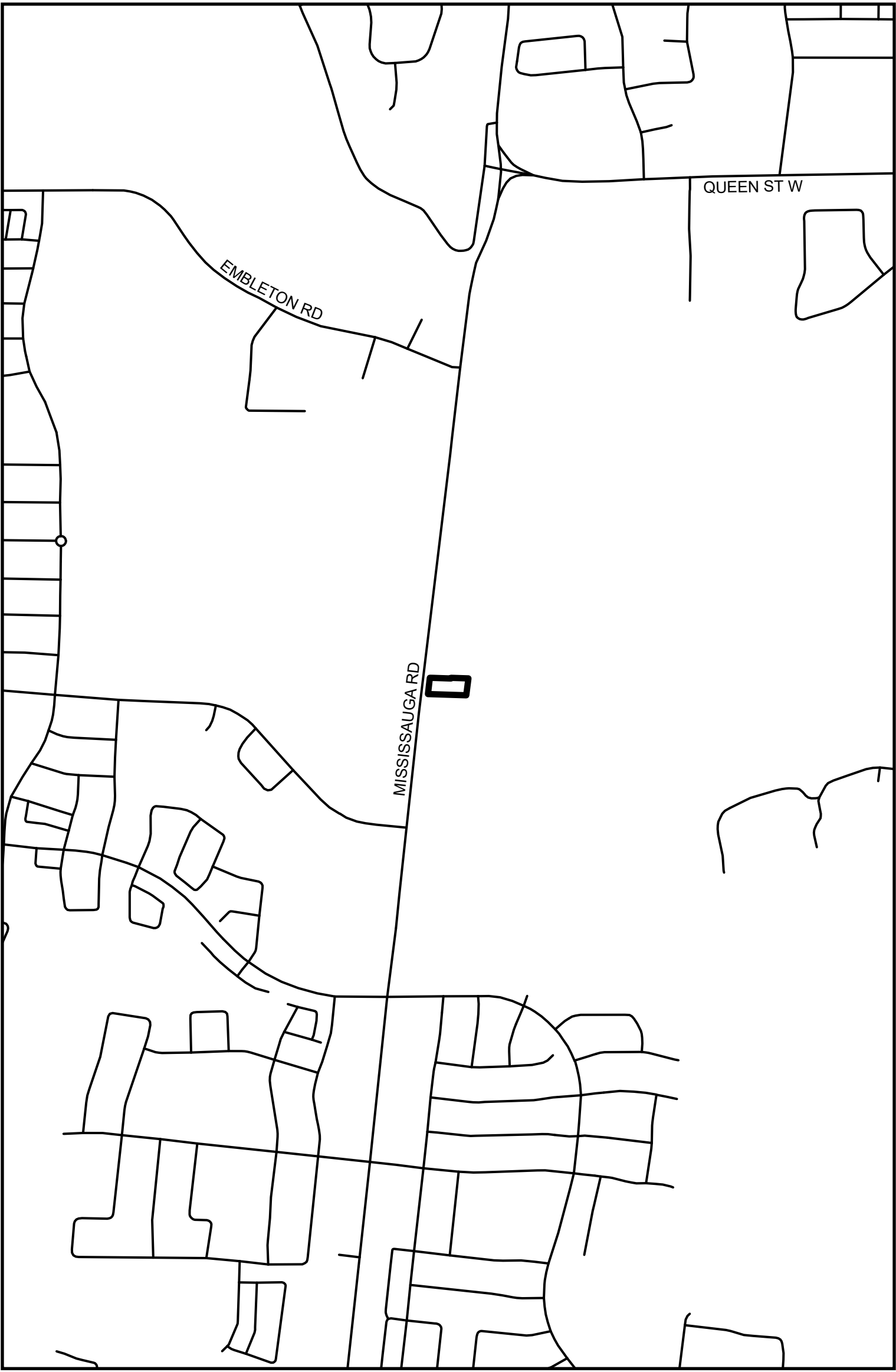
(OZS-2023-0037)




 Zoning Boundary  Parcel Fabric  Street



**LOT 4, CONCESSION 4 W.H.S.**



 Subject Lands





THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ *-2025*

To establish certain lands as part of the public highway system (Part 1 on Plan 43R-41640) -Ward # 7 Knightsbridge Road

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WHEREAS it is deemed expedient to establish certain lands as part of the public highway system;

NOW THEREFORE the Council of The Corporation of the City of Brampton ENACTS as follows:

1. The lands owned by The Corporation of the City of Brampton and described as Part 1 on R-Plan 43R-41640, being part of PIN 14170-0060 (LT), are hereby established as part of the public highway system to be part of Knightsbridge Road.

ENACTED and PASSED this 22<sup>nd</sup> day of January, 2025.

Approved as to form.  
2025/01/14  
S.Ross

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to content.  
2025/01/06  
R. Gulati

\_\_\_\_\_  
Genevieve Scharback, City Clerk

(RE-24-0081/smd)



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_-2025

To accept and assume works in

Registered Plan 43M-2034

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**WHEREAS** the Commissioner of Planning, Building and Growth Management has, directed that all works constructed and installed in accordance with the subdivision agreement for Registered Plan 43M-2034 be accepted and assumed;

**AND WHEREAS** the City Treasurer has authorized the release of all the securities held by the City;

**NOW THEREFORE** the Council of The Corporation of the City of Brampton hereby **ENACTS** as follows:

1. All of the works constructed and installed in accordance with the subdivision agreement for Registered Plan 43M-2034 are hereby accepted and assumed.

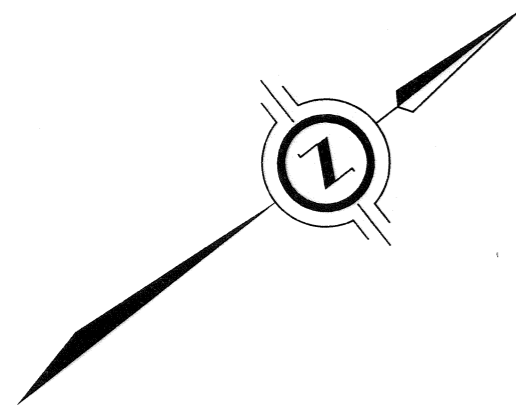
ENACTED and PASSED THIS 22<sup>nd</sup> day of January 2025.

Approved as to  
form.  
2025/01/14  
MR

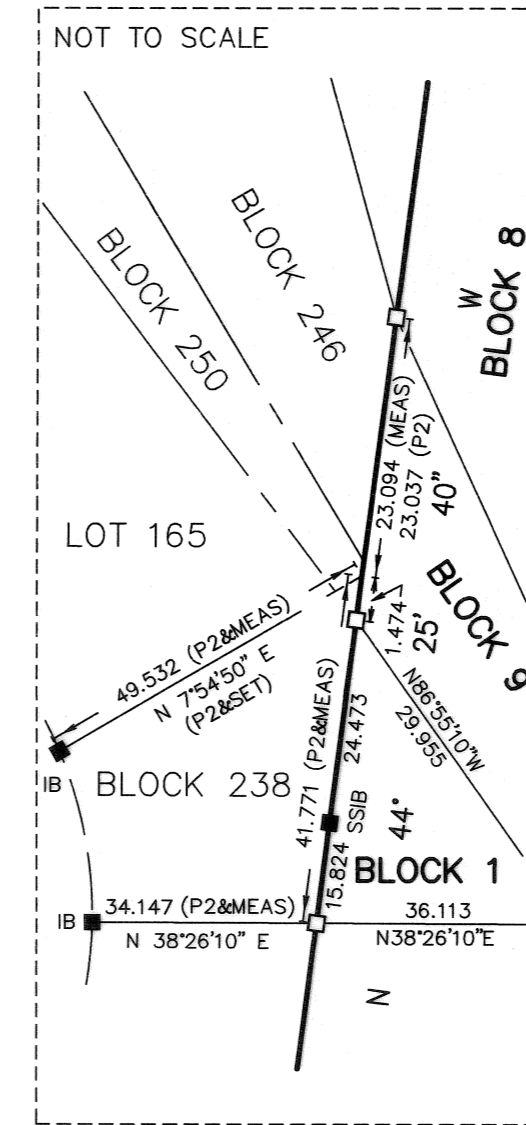
\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.  
2025/01/06  
L. Totino

\_\_\_\_\_  
Genevieve Scharback, City Clerk



DETAIL "A"



PLAN 43M- 2034

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF PEEL (No. 43) AT 11:28 O'CLOCK ON THE 10th DAY OF March, 2017 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 14215-1669 AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. PR3692370

Lisa Otten  
REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES ALL OF PIN 14215-1669 (LT)

PLAN OF SUBDIVISION OF  
**PART OF LOT 17  
CONCESSION 9, NORTHERN DIVISION**  
(GEOGRAPHIC TOWNSHIP OF TORONTO GORE)  
**CITY OF BRAMPTON**  
REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 750  
25 0 10 20 30 40 50 metres

J.D. BARNES LIMITED

**METRIC** DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**OWNER'S CERTIFICATE - PLAN OF SUBDIVISION**

THIS IS TO CERTIFY THAT:  
1. BLOCKS 1 TO 10, BOTH INCLUSIVE AND THE STREET WIDENING NAMELY BLOCK 11 AND THE 0.30 RESERVE NAMELY BLOCK 12, HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.

2. THE STREET WIDENING, NAMELY BLOCK 11, IS HEREBY DEDICATED TO THE REGIONAL MUNICIPALITY OF PEEL AS A PUBLIC HIGHWAY.

DATED THIS 27th DAY OF SEPTEMBER, 2016.

**MARKVIEW HOME CORP.**

MAURO BALDASSARRA - SECRETARY  
I HAVE THE AUTHORITY TO BIND THE CORPORATION"

**NOTES**

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9996987.

**INTEGRATION DATA**

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).  
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
ORP (A)	602 148.15	4 852 354.75
ORP (B)	602 269.60	4 852 230.85

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

**LEGEND**

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
MEAS	DENOTES	MEASURED
MMM	DENOTES	MMM GEOMATICS ONTARIO LIMITED
NI	DENOTES	NOT IDENTIFIABLE
P1	DENOTES	PLAN 43R-36966
P2	DENOTES	REGISTERED PLAN 43M-1958
P3	DENOTES	EXPROPRIATION PLAN VS47016

ALL SET SSIB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

SURVEY MONUMENTS PLANTED ARE IRON BARS UNLESS OTHERWISE NOTED.  
SURVEY MONUMENTS FOUND ARE J.D. BARNES LIMITED UNLESS OTHERWISE NOTED.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON SEPTEMBER 13th, 2016.

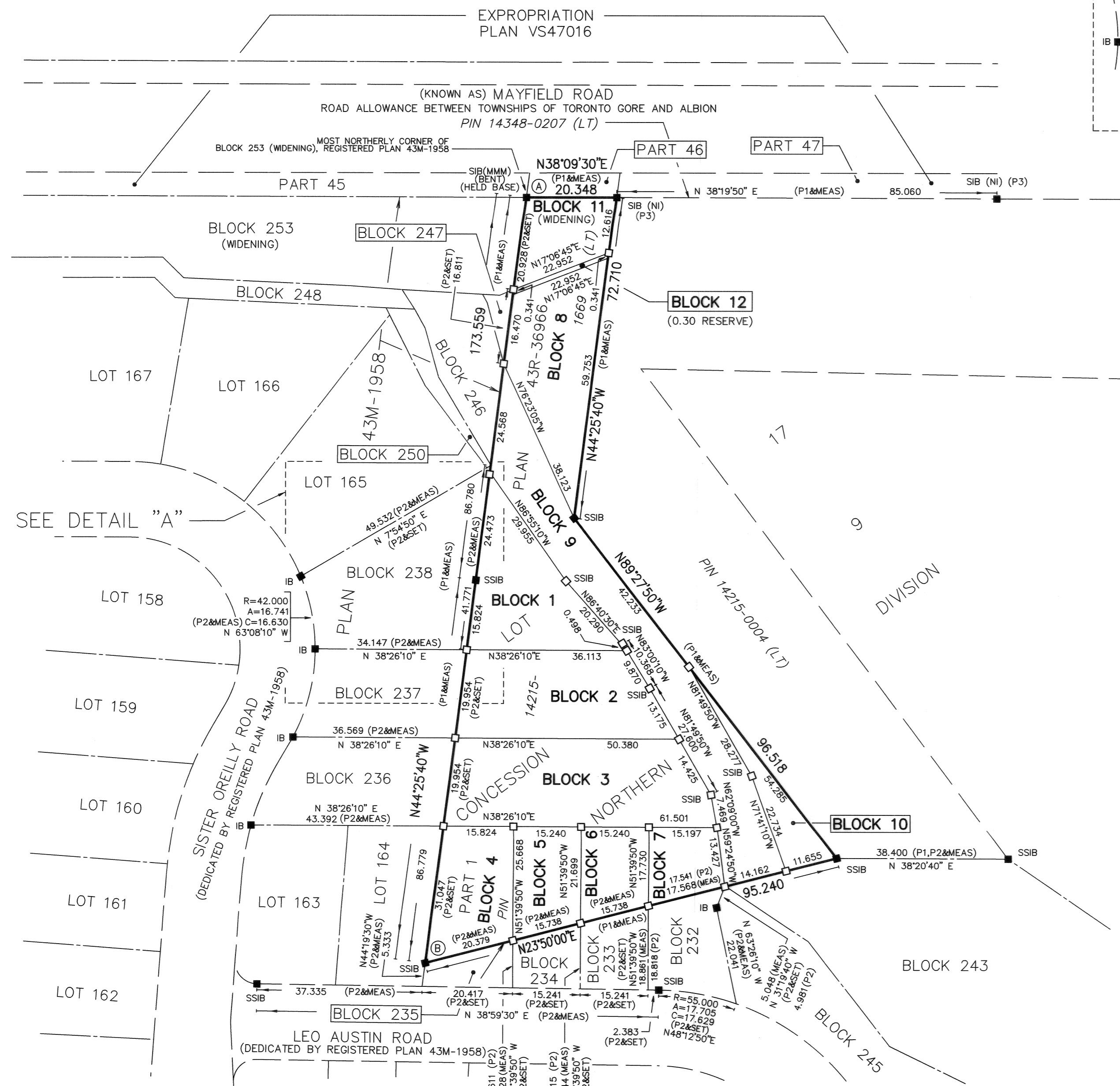
SEPTEMBER 13th, 2016  
DATE

R. S. QUERUBIN  
ONTARIO LAND SURVEYOR

**J.D. BARNES LIMITED**  
LAND INFORMATION SPECIALISTS  
401 WHEELABRATOR WAY, SUITE A, MILTON, ON L9T 3C1  
T: (905) 875-9955 F: (905) 875-9956 www.jdbarnes.com

DRAWN BY: ML	CHECKED BY:	REFERENCE NO.: 15-30-819-00-MPLAN
FILE: G:\15-30-819\00\mplan15-30-819-00.dgn		DATED: OCTOBER 25th, 2016

PLOTTED: 01/05/2016



**MUNICIPAL APPROVAL 21T-12-009Bc**  
APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990

THIS 9th DAY OF March, 2017

Heather MacDonald  
HEATHER MACDONALD

INTERIM COMMISSIONER  
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT  
CORPORATION OF THE CITY OF BRAMPTON



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2025

To prevent the application of part lot control

to part of Registered Plan 43M – 2103

**WHEREAS** subsection 50(5) of the *Planning Act*, R.S.O. c. P.13, as amended, has imposed part lot control on all lands within registered plans within the City;

**AND WHEREAS** pursuant to subsection 50(7) of the *Planning Act*, the Council of a municipality may, by by-law, provide that subsection 50(5) of the *Planning Act* does not apply to land within such registered plan or plans of subdivision or parts thereof, as are designated in the by-law;

**AND WHEREAS** the application for an exemption from part lot control pursuant to subsection 50(7) of the *Planning Act*, on the lands described below, for the purpose of creating townhouse units and maintenance easements, is to the satisfaction of the City of Brampton;

**NOW THEREFORE** The Council of The Corporation of the City of Brampton **ENACTS AS FOLLOWS:**

1. THAT subsection 50(5) of the *Planning Act* does not apply to the following lands within the City of Brampton, Regional Municipality of Peel:

The whole of Blocks 219, 220, 221, 222, 223, 225, 226, 227, 228 and 229, on Registered Plan 43M-2103.

2. THAT pursuant to subsection 50 (7.3) of the *Planning Act*, this By-law shall expire THREE (3) years from the date of its registration.
3. THAT this By-law shall not become effective until a certified copy or duplicate of this By-law has been registered in the proper land registry office.

**ENACTED** and **PASSED** this 22<sup>nd</sup> day of January, 2025.

Approved as to form.
2025/01/16
[MR]

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to content.
2025/01/13
[TS]

\_\_\_\_\_  
Genevieve Scharback, City Clerk

(PLC-2024-0017)





THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2025

To prevent the application of part lot control  
to part of Registered Plan 43M-2104

**WHEREAS** subsection 50(5) of the *Planning Act*, R.S.O. c. P.13, as amended, has imposed part lot control on all lands within registered plans within the City;

**AND WHEREAS** pursuant to subsection 50(7) of the *Planning Act*, the Council of a municipality may, by by-law, provide that subsection 50(5) of the *Planning Act* does not apply to land within such registered plan or plans of subdivision or parts thereof, as are designated in the by-law;

**AND WHEREAS** the application for an exemption from part lot control pursuant to subsection 50(7) of the *Planning Act*, on the lands described below, for the purpose of creating maintenance easements and townhouse units, is to the satisfaction of the City of Brampton;

**NOW THEREFORE** The Council of The Corporation of the City of Brampton **ENACTS AS FOLLOWS:**

1. THAT subsection 50(5) of the *Planning Act* does not apply to the following lands within the City of Brampton, Regional Municipality of Peel:

The whole of Blocks 91 and 128, all on Registered Plan 43M-2104.

2. THAT pursuant to subsection 50 (7.3) of the *Planning Act*, this By-law shall expire THREE (3) years from the date of its registration.
3. THAT this By-law shall not become effective until a certified copy or duplicate of this By-law has been registered in the proper land registry office.

**ENACTED** and **PASSED** this 22<sup>th</sup> day of January, 2025.

Approved as to form.
2024/01/16
[MR]

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to content.
2025/01/13
[TS]

\_\_\_\_\_  
Genevieve Scharback, City Clerk

(PLC-2024-0018)



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2025

To confirm the proceedings of Council  
at its Regular Meeting held on January 22, 2025

The Council of The Corporation of the City of Brampton ENACTS as follows:

1. THAT the action of the Council at its Regular Meeting of January 22, 2025 in respect to each report, motion, resolution or other action passed and taken by the Council at its meeting, is hereby adopted, ratified and confirmed, as if each resolution or other action was adopted, ratified and confirmed by its separate by-law; and
2. THAT the Mayor and the proper officers of the city are hereby authorized and directed to do all things necessary to give effect to the said action, or to obtain approvals where required, and except where otherwise provided, the Mayor and the Clerk are hereby directed to execute all documents necessary in that behalf and to affix the corporate seal of the City to all such documents. Where the subject matter of any such action is within a sphere or jurisdiction assigned to The Corporation of the City of Brampton pursuant to section 11 of the Municipal Act, 2001, the authority granted by this section includes the use of natural person powers under section 8 of the Municipal Act, 2001; and
3. THAT this by-law, to the extent to which it provides authority for or constitutes the exercise by the Council of its powers to proceed with, or to provide any money for, any undertaking, work, project, scheme, act, matter or thing which requires an approval in addition to the approval of the Council, shall not take effect until the additional approval has been obtained.

Dated at the City of Brampton this 22<sup>nd</sup> day of January, 2025.

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Patrick Brown, Mayor

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Genevieve Scharback, City Clerk