



## Minutes

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

**Monday, March 8, 2021**

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

Staff Present: David Barrick, Chief Administrative Officer  
Richard Forward, Commissioner Planning and Development Services  
Allan Parsons, Director, Planning, Building and Economic Development  
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development  
Anthony-George D'Andrea, Legal Counsel, Legislative Services  
Elizabeth Corazzola, Manager, Zoning and Sign By-law Services, Planning, Building and Economic Development  
Jeffrey Humble, Manager, Policy Planning  
Steve Ganesh, Manager, Planning Building and Economic Development  
David Vanderberg, Manager, Planning Building and Economic Development  
Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development  
Daniel Watchorn, Development Planner, Planning, Building and Economic Development  
Shelby Swinfield, Development Planner, Planning, Building and

Economic Development  
Himanshu Katyal, Development Planner, Planning, Building and  
Economic Development  
Peter Fay, City Clerk  
Charlotte Gravlev, Deputy City Clerk  
Shauna Danton, Legislative Coordinator, City Clerk's Office

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**1. Call to Order**

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

The meeting was called to order at 7:00 p.m. and adjourned at 9:58 p.m.

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

Members present during roll call: Councillor Santos, Councillor Vicente, Councillor Whillans, Councillor Palleschi, Councillor Bowman, Councillor Medeiros, Councillor Fortini, Councillor Williams, Councillor Singh

Members absent during roll call: Councillor Dhillon – personal

**2. Approval of Agenda**

PDC033-2021

That the Agenda for the Planning and Development Committee Meeting of March 8, 2021, be approved as published and circulated.

Carried

Note: Later in the meeting, on a two-thirds majority vote to reopen the question, the Approval of Agenda was reopened and Item 6.2-21 was added.

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

Nil

**4. Consent Motion**

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

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

**(8.1)**

The following motion was considered:

PDC034-2021

That the following items to the Planning and Development Committee Meeting of February 22, 2021 be approved as part of Consent:

**(8.1)**

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

Absent (1): Regional Councillor Dhillon

Carried (9 to 0)

**5. Statutory Public Meeting Reports**

- 5.1 Staff report re: Application to Amend the Official Plan and Zoning By-law (to permit the development of two low-rise commercial buildings) - KLM Planning Partners Inc. - Lebosco Developments Inc. - File OZS-2020-0027

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

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

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

Item 11.4 was brought forward at this time.

The following motion was considered:

PDC035-2021

1. That staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of two low-rise commercial buildings) - KLM Planning Partners Inc. - Lebosco Developments Inc. - File OZS-2020-0027**, to the Planning and Development Committee Meeting of March 8, 2021, be received;

2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal;

3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law (to permit the development of two low-rise commercial buildings) - KLM Planning Partners Inc. - Lebosco Developments Inc. - File OZS-2020-0027, to the Planning and Development Committee Meeting of March 8, 2021, be received:

1. Silver Ighoyota, Brampton resident, dated February 19, 2021

2. Mandip Rana, Brampton resident, dated March 3, 2021.

Carried

- 5.2 Staff report re: Application to Amend the Official Plan and Zoning By-law (to permit the development of a 15-storey residential apartment building) - Glen Schnarr & Associates Inc. - 12148048 Canada Inc./Umbria Developers Inc. - File OZS-2020-0034

Himanshu Katyal, 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.

Patrick Pearson, Glen Schnarr & Associates Inc., presented details on the context plan, site plan, proposal renderings and elevations, angular planes, shadow impact, elevations, and the heritage building located on the site.

Item 11.2 was brought forward at this time.

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

- inclusion of affordable housing units
- details with respect to the heritage building
  - suggestion to relocate to adjacent park
  - suggestion to re-purpose into a community space
- increase in sustainability score; incorporate more environmentally sustainable features
- walkability and access to amenities and transit

The following motion was considered:

PDC036-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of a 15-storey residential apartment building) - Glen Schnarr & Associates Inc. - 12148048 Canada Inc./Umbria Developers Inc. - File OZS-2020-0034** , to the Planning and Development Committee Meeting of March 8, 2021, be received;
2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal;
3. That the delegation from Patrick Pearson, Glen Schnarr & Associates Inc., re: Application to Amend the Official Plan and Zoning By-law (to permit the development of a 15-storey residential apartment building) - Glen Schnarr & Associates Inc. - 12148048 Canada Inc./Umbria Developers Inc. - File OZS-2020-0034 , to the Planning and Development Committee Meeting of March 8, 2021, be received;
4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law (to permit the development of a 15-storey residential apartment building) - Glen Schnarr & Associates Inc. - 12148048 Canada

Inc./Umbria Developers Inc. - File OZS-2020-0034 , to the Planning and Development Committee Meeting of March 8, 2021, be received:

1. Cathy Jazokas, Brampton resident, dated February 15, 2021, and February 28, 2021
2. Gayle Marks, Brampton resident, dated February 18, 2021
3. Renville Wellington, Brampton resident, dated March 2, 2021
4. Zermina Wynne, Brampton resident, dated March 2, 2021
5. Anna Riccardi, Brampton resident, dated March 2, 2021
6. Haley Hamilton, Brampton resident, dated March 2, 2021
7. Jessica DiPasquale, Brampton resident, dated March 2, 2021
8. Oana and John Istoc; Paul and Theresa Falzon; Rajesh Khanna; Leo and Anna Ricardi, Brampton residents, dated March 2, 2021
9. Stephanie Cox, Brampton resident, dated March 2, 2021
10. Sylvia Menezes Roberts, Brampton resident, dated March 3, 2021
11. Garry, Darcie and Amy Lewis, Brampton residents, dated March 3, 2021
12. Kathryn Hawke, Brampton resident, dated March 3, 2021.

Carried

- 5.3 Staff report re: Application to Amend the Official Plan and Zoning By-law (to permit the development of an eight-storey retirement residence building) - Glen Schnarr & Associates Inc. - IMJ Keystone Holdings Inc. - File OZS-2020-0038

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

Items 6.4 and 11.3 were brought forward at this time.

Vanessa Develter, Glen Schnarr & Associates Inc., presented details on the aerial context, proposed site plan, main floor plan, building elevations, conceptual renderings, compatibility with the City's Senior's Housing Study, the Age-Friendly Strategy and Action Plan, and provincial and regional development plans.

The following motion was considered:

PDC037-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of an eight-storey retirement residence building) - Glen Schnarr & Associates Inc. - IMJ Keystone Holdings Inc. - File OZS-2020-0038**, to the Planning and Development Committee Meeting of March 8, 2021, be received;

2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal;

3. That the delegation from Vanessa Develter, Glen Schnarr & Associates Inc., re: Application to Amend the Official Plan and Zoning By-law (to permit the development of an eight-storey retirement residence building) - Glen Schnarr & Associates Inc. - IMJ Keystone Holdings Inc. - File OZS-2020-0038 to the Planning and Development Committee Meeting of March 8, 2021 be received;

4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law (to permit the development of an eight-storey retirement residence building) - Glen Schnarr & Associates Inc. - IMJ Keystone Holdings Inc. - File OZS-2020-0038 to the Planning and Development Committee Meeting of March 8, 2021 be received:

1. Rana Suhail, Brampton resident, dated February 23, 2021
2. Shagufta Suhail, Brampton resident, dated February 23, 2021
3. Nargis Bamra, Brampton resident, dated March 1, 2021
4. Prianka Pandit, Brampton resident, dated February 27, 2021
5. Waqas Ahmad, Brampton resident, dated March 1, 2021
6. Bassia Hameed, Brampton resident, dated February 28, 2021
7. Bharat Bhushan, Brampton resident, dated February 27, 2021
8. Gurwinder Singh, Brampton resident, dated March 1, 2021
9. Harmeet Dhaliwal, Brampton resident, dated February 28, 2021
10. Himanshu Tailor, Brampton resident, dated February 27, 2021
11. Mandeep Gill, Brampton resident, dated March 1, 2021

12. Muhammad Nasim, Brampton resident, dated February 27, 2021

13. Sylvia Menezes Roberts, Brampton resident, dated March 3, 2021

Carried

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

6.1 Possible delegations re: Site Specific Amendment to the Sign By-law 399-2002, as amended - 2499511 Ontario Inc. - 8177 Torbram Road - Ward 8

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

In response to questions from Committee, staff provided details regarding the requested amendment and the City's Sign By-law requirements.

Item 7.1 was brought forward at this time.

The following motion was considered:

PDC038-2021

1. That the staff report re: **Site Specific Amendment to Sign By-Law 399-2002 - 2499511 Ontario Inc. - 8177 Torbram Road – Ward 8**, to the Planning and Development Committee Meeting of March 8, 2021, be received; and

2. That a by-law be passed to amend Sign By-law 399-2002, as amended, to permit the proposed site-specific amendment.

Carried

6.2 Delegations re: Application to Amend the Official Plan and Zoning By-law (to permit multiple residential buildings and an office development) - Jindal Developments Ltd. - GeForce Planners - Jindal Developments Inc. - File C08E08.008:

Prior to consideration of the delegations, a motion to defer the matter to the April 12, 2021, Planning and Development Committee meeting was introduced and subsequently withdrawn.

Note: later in the meeting on a two-thirds majority vote to reopen the question, the Approval of Agenda was reopened and a delegation from Pushap Jindal, Applicant, Item 6.2-21, was added.



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

1. Tony Moracci, Brampton resident
2. Azad Goyat, Brampton First Foundation
3. Rupinder and Jasbeer Kharbanda, Brampton residents, via pre-recorded audio file
4. Cynthia Sri Pragash, BramptonMatters
5. Geetesh Bhatt, Brampton resident
6. Nisha Sandhu, Brampton resident, via pre-recorded audio file
7. Amit Gupte, Brampton resident
8. Eisho Nanno and Joza Yousif, Brampton residents
9. Mark Nanno and Mario Nanno, Brampton residents
10. Nicholas Moracci, Brampton resident
11. Ravi Virk, Brampton resident
12. Kenilwath Baxi, Brampton resident
13. Gurrinder Kharbanda, Brampton resident, via pre-recorded audio file
14. Ajitha Pathmanathan, Brampton resident
15. Ravina Sangha, Brampton resident
16. Harshadkumar Chaudhari, Brampton resident
17. Pushap Jindal, Applicant

During consideration of this matter, a Point of Order was raised by Regional Councillor Palleschi. The Chair granted leave for the Point of Order and indicated which delegation currently had the floor.

In response to questions from a delegation, staff provided details on the size of the proposed office development, and noted amenities within walking distance of the subject lands.

Items 7.2 and 11.1 were brought forward at this time.

The following motion was considered:

PDC039-2021

1. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law (to permit multiple residential buildings and an office development) - Jindal Developments Ltd. - GeForce Planners - Jindal Developments Inc. - File C08E08.008 to the Planning and Development Committee Meeting of March 8, 2021, be received:

1. Tony Moracci, Brampton resident, dated February 20, 2021, and March 1, 2021
2. Nisha Sandhu, Brampton resident, dated March 3, 2020
3. Manjinder Sandhu, Brampton resident, dated March 3, 2020
4. Online petition correspondence, containing approximately 1250 signatures, submitted on March 4, 2021, by Cynthia Sri Pragash, on behalf of BramptonMatters
5. Aeysha Ahmad, Brampton resident, dated March 4, 2020
6. Kanwar Rai, Brampton resident, dated March 4, 2021
7. Shahida Hoque, Brampton resident, dated March 5, 2020.

2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law (to permit multiple residential buildings and an office development) - Jindal Developments Ltd. - GeForce Planners - Jindal Developments Inc. - File C08E08.008 to the Planning and Development Committee Meeting of March 8, 2021, be received:

1. Tony Moracci, Brampton resident
2. Azad Goyat, Brampton First Foundation
3. Rupinder and Jasbeer Kharbanda, Brampton residents, via pre-recorded audio file
4. Cynthia Sri Pragash, BramptonMatters
5. Geetesh Bhatt, Brampton resident
6. Nisha Sandhu, Brampton resident, via pre-recorded audio file
7. Amit Gupte, Brampton resident
8. Eisho Nanno and Joza Yousif, Brampton residents
9. Mark Nanno and Mario Nanno, Brampton residents
10. Nicholas Moracci, Brampton resident

11. Ravi Virk, Brampton resident
12. Kenilwath Baxi, Brampton resident
13. Gurrinder Kharbanda, Brampton resident, via pre-recorded audio file
14. Ajitha Pathmanathan, Brampton resident
15. Ravina Sangha, Brampton resident
16. Harshadkumar Chaudhari, Brampton resident
17. Pushap Jindal, Applicant

Carried

Committee consideration of the matter included the following:

- suggestion to defer to a later meeting
- details of the amended application
- suggestion to refuse the application
- compatibility with the existing neighbourhood
- surrounding land uses
- accessible amenities within the area
- municipal and provincial growth mandates
- intensification and transit supportive development
- procedural questions of clarification
- potential for the application to be modified during the appeal process

The following motion was introduced and subsequently withdrawn:

"That the item be referred back to staff for further consideration and the convening of a 'Town Hall' meeting."

A motion was introduced to refuse the application.

The following motion was considered:

PDC040-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit multiple residential buildings and an office development) - Jindal Developments Ltd. - GeForce Planners - Jindal Developments Inc. -**

**File C08E08.008** to the Planning and Development Committee Meeting of March 8, 2021, be received;

2. That the application be **refused**.

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

Yea (6): Regional Councillor Medeiros, Regional Councillor Fortini, City Councillor Bowman, City Councillor Williams, City Councillor Singh, and Regional Councillor Dhillon

Nay (4): Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, and Regional Councillor Palleschi

Carried (6 to 4)

- 6.3 Delegations re: Application to Amend the Official Plan and Zoning By-law (to permit the development of a 15-storey residential apartment building) - Glen Schnarr & Associates Inc. - 12148048 Canada Inc./Umbria Developers Inc. - File OZS-2020-0034

**Dealt with under Item 5.2 - Recommendation PDC036-2021**

- 6.4 Delegations re: Application to Amend the Official Plan and Zoning By-law (to permit the development of an eight-storey retirement residence building) - Glen Schnarr & Associates Inc. - IMJ Keystone Holdings Inc. - File OZS-2020-0038

**Dealt with under Item 5.3 - Recommendation PDC037-2021**

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

- 7.1 Staff report re: Site Specific Amendment to the Sign By-Law 399-2002, as amended - 2499511 Ontario Inc. - 8177 Torbram Road – Ward 8

**Dealt with under Item 6.1 - Recommendation PDC038-2021**

- 7.2 Staff report re: Application to Amend the Official Plan and Zoning By-law (to permit multiple residential buildings and an office development) - Jindal Developments Ltd. - GeForce Planners - Jindal Developments Inc. - File C08E08.008

**Dealt with under Item 6.2 - Recommendation PDC040-2021**

## **8. Committee Minutes**

### **8.1 ^ Minutes - Cycling Advisory Committee - February 16, 2021**

PDC041-2021

That the Cycling Advisory Committee Minutes of February 16, 2021, to the Planning and Development Committee Meeting of March 8, 2021, Recommendations CYC001-2021 to CYC008-2021, approved as published and circulated.

The recommendations were approved as follows:

CYC001-2021

That the agenda for the Cycling Advisory Committee Meeting of February 16, 2021, be approved, as published and circulated.

CYC002-2021

1. That the Delegation from Stephen Laidlaw, Member, to the Cycling Advisory Committee of February 16, 2021, re: Orenda Court Resurfacing, be received; and,
2. It is the position of the Cycling Advisory Committee that staff be requested to investigate the opportunity to reach out to the private entity owner located where Trueman Street meets the Orenda Court properties access to the public pass at Orenda Court on behalf of the Committee and ask them to consider a curb depression.

CYC003-2021

1. That the presentation from Nelson Cadete, Project Manager, Active Transportation, Planning, Building and Economic Development, to the Cycling Advisory Committee of February 16, 2021 re: Providing Year-Round Mobility – Current Winter Maintenance Practices be received; and,
2. That the matter be referred back to staff to work with the Brampton Cycling Advisory Committee on further recommendations with respect to the Winter Maintenance AT infrastructure and outline operations costs for implementation next winter season.

CYC004-2021

That the presentation from Nelson Cadete, Project Manager, Active Transportation, Planning, Building and Economic Development, to the Cycling Advisory Committee of February 16, 2021 re: 2021 Active Transportation Project (\$1M) be received.

CYC005-2021

That the presentation from Pauline Thornham, Committee Member, to the

Cycling Advisory Committee of February 16, 2021 re: BCAC delegation to the Region of Peel as per CYC019-2020 be received.

CYC006-2021

That the Cycling Advisory Committee Sub-committee Minutes, to the Cycling Advisory Committee of February 16, 2021 be received.

CYC007-2021

That the correspondence from Michael Longfield, Interim Executive Director, Cycle Toronto, to the Cycling Advisory Committee of February 16, 2021 re: 2021 Bike Month Campaign be received.

CYC008-2021

That the Cycling Advisory Committee do now adjourn to meet again on Tuesday, April 20, 2021 at 5:00 p.m. or at the call of the Chair.

Carried

**9. Other Business/New Business**

Nil

**10. Referred/Deferred Matters**

Nil

**11. Correspondence**

- 11.1 Correspondence re: Application to Amend the Official Plan and Zoning By-law (to permit multiple residential buildings and an office development) - Jindal Developments Ltd. - GeForce Planners - Jindal Developments Inc. - File C08E08.008:

**Dealt with under Item 6.2 - Recommendation PDC039-2021**

- 11.2 Correspondence re: Application to Amend the Official Plan and Zoning By-law (to permit the development of a 15-storey residential apartment building) - Glen Schnarr & Associates Inc. - 12148048 Canada Inc./Umbria Developers Inc. - File OZS-2020-0034:

**Dealt with under Item 5.2 - Recommendation PDC036-2021**

- 11.3 Correspondence re: Application to Amend the Official Plan and Zoning By-law (to permit the development of an eight-storey retirement residence building) - Glen Schnarr & Associates Inc. - IMJ Keystone Holdings Inc. - File OZS-2020-0038

**Dealt with under Item 5.3 - Recommendation PDC037-2021**

- 11.4 Correspondence re: Application to Amend the Official Plan and Zoning By-law (to permit the development of two low-rise commercial buildings) - KLM Planning Partners Inc. - Lebosco Developments Inc. - File OZS-2020-0027

**Dealt with under Item 5.1 - Recommendation PDC035-2021**

**12. Councillor Question Period**

In response to a question from Committee, P. Fay, City Clerk, provided details with respect to ratification of Committee recommendations at Council meetings, via the Committee minutes, and reopening procedures.

**13. Public Question Period**

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

P. Fay, City Clerk, confirmed that no questions were submitted regarding decisions made at this meeting.

**14. Closed Session**

Nil

15. **Adjournment**

The following motion was considered:

PDC042-2021

That Planning and Development Committee do now adjourn to meet again on Monday, March 22, 2021, at 1:00 p.m., or at the call of the Chair.

Carried

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Regional Councillor M. Medeiros, Chair