



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, January 15, 2024

- Members Present: Regional Councillor M. Palleschi - Wards 2 and 6
Deputy Mayor H. Singh - Wards 9 and 10
Regional Councillor P. Vicente - Wards 1 and 5
Regional Councillor N. Kaur Brar - Wards 2 and 6
Regional Councillor D. Keenan - Wards 3 and 4
Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor G. Toor - Wards 9 and 10
City Councillor R. Power - Wards 7 and 8
- Staff Present: Steve Ganesh, Commissioner, Planning Building and Growth Management
Allan Parsons, Director, Development Services
Angelo Ambrico, Manager, Development Services
David Vanderberg, Manager, Planning Building and Economic Development
Mana Zavalat, Manager, Development Services
Alex Sepe, Manager, Development Services
Francois Hemon-Morneau, Planner, Development Services
Arjun Singh, Planner, Development Services
Nicole Hanson, Planner, Development Services
Megan Fernandes, Planner, Development Services
Jan Salaya, Planner, Development Services
Ramsen Yousif, Planner, Development Services
Shawnica Hans, Acting City Clerk
Charlotte Gravlev, Deputy City Clerk
Gagandeep Jaswal, Legislative Coordinator

1. Call to Order

The meeting was called to order at 7:00 p.m. and adjourned at 8:57 p.m.

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

Members present during roll call: Regional Councillor Palleschi (Chair), Deputy Mayor Singh, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Medeiros (arrived late - 7:18 p.m.), Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

Members absent during roll call: Regional Councillor Santos (other municipal business), Mayor Brown (ex officio).

2. Approval of Agenda

PDC001-2024

That the agenda for the Planning and Development Committee Meeting of January 15, 2024, be approved as published and circulated.

Carried

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

Nil

4. Consent Motion

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

(7.1, 7.2, and 8.1)

The following motion was considered:

PDC002-2024

That the following items to the Planning and Development Committee Meeting of January 15, 2024, be approved as part of Consent:

7.1, 7.2, and 8.1

Carried

5. Statutory Public Meeting Reports

- 5.1 Staff Presentation re: Application to Amend the Zoning By-law, MHBC Planning Limited on behalf of Glenshore Investments Inc., 5203 Old Castlemore Road, Ward 10, File: OZS-2023-0038

Item 11.10 was brought forward and dealt with at this time.

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

The following motion was considered:

PDC003-2024

1. That the staff presentation re: **Application to Amend the Zoning By-law, MHBC Planning Limited on behalf of Glenshore Investments Inc., 5203 Old Castlemore Road, Ward 10, File: OZS-2023-0038** to the Planning and Development Committee Meeting of January 15, 2024, be received; and
2. That the following correspondence re: Application to Amend the Zoning By-law, MHBC Planning Limited on behalf of Glenshore Investments Inc., 5203 Old Castlemore Road, Ward 10, File: OZS-2023-0038 to the Planning and Development Committee Meeting of January 15, 2024, be received.
 1. Mark Condello, GSAI, on behalf of 47-1 Country Properties Limited and Castlemore Country Properties Ltd., dated January 15, 2024.

Carried

- 5.2 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Weston Consulting Group Inc., c/o Edward Faria Germano, 10362 McLaughlin Road, Ward 6, File: OZS-2023-0035

Items 6.1 and 11.8 were brought forward and dealt with at this time.

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

Jenna Thibault, Weston Consulting, consultant on behalf of the landowner, presented an overview of the application that included site context, development

constraints, development overview, development proposal and plans, official plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, and next steps.

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

1. Waseem Ahmed, Brampton Resident
2. Supreet Singh, Brampton Resident, Audio/Video Delegation
3. Doug Whillans, Brampton Resident

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

- environmental concerns, including concerns regarding the water level and ecosystem of ravine behind the property
- possible effects to the property value of neighbouring properties
- traffic concerns
- increased population density can create further strain on infrastructure
- noise pollution
- possible pedestrian crossing and sidewalk relocation
- effects to the current septic systems of neighbouring properties
- density designations
- suggestion that the applicant work with residents and staff to address concerns raised

The following motion was considered:

PDC004-2024

1. That the staff presentation re: **Application to Amend the Official Plan and Zoning By-law, Weston Consulting Group Inc., c/o Edward Faria Germano, 10362 McLaughlin Road, Ward 6, File: OZS-2023-0035** to the Planning and Development Committee Meeting of January 15, 2024, be received;
2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Weston Consulting Group Inc., c/o Edward Faria Germano, 10362 McLaughlin Road, Ward 6, File: OZS-2023-0035 to the

Planning and Development Committee Meeting of January 15, 2024, be received; and

1. Waseem Ahmed, Brampton Resident
 2. Supreet Singh, Brampton Resident
 3. Jenna Thibault, Weston Consulting, Ian Lindley, Crozier Consulting Engineers, and Rocky Yao, Pinchin Ltd., on behalf of Edward Germano (owner)
 4. Doug Whillans, Brampton Resident
3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Weston Consulting Group Inc., c/o Edward Faria Germano, 10362 McLaughlin Road, Ward 6, File: OZS-2023-0035 to the Planning and Development Committee Meeting of January 15, 2024, be received:
1. Tejas Patel, Brampton Resident, dated December 29, 2023
 2. Supreet Singh, Brampton Resident, dated January 7, 2024.

Carried

- 5.3 Staff Presentation re: Application to Amend the Official Plan, Zoning By-law and Draft Plan Subdivision, Stanford Homes, WND Associates, 200 County Court Blvd, Ward 3, File: OZS-2023-0028

Item 6.2 was brought forward and dealt with at this time.

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

Andrew Ferancik, WND Associates, presented an overview of the application that included site context, development proposal, official plan designation, key considerations, concept plans, and preliminary phasing.

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

1. Aris Gouvis, Brampton Resident
2. Joseph Oliveiras, Brampton Resident

3. Sylvia Roberts, Brampton Resident
4. Raman Grewal, Brampton Resident
5. Harjeet Khroud, Brampton Resident
6. Randy Benham, Brampton Resident

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

- setback and height concerns
- overburdening of surrounding infrastructure
- affordability concerns
- traffic and safety concerns
- shadowing and privacy concerns
- comments on adequate parking plans
- lack of parkland in the area
- possible burdens to transit services in the area
- environmental concerns

The following motion was considered:

PDC005-2024

1. That the staff presentation re: **Application to Amend the Official Plan, Zoning By-law and Draft Plan Subdivision, Stanford Homes, WND Associates, 200 County Court Blvd, Ward 3, File: OZS-2023-0028** to the Planning and Development Committee Meeting of January 15, 2024, be received;
2. That the following delegations re: Application to Amend the Official Plan, Zoning By-law and Draft Plan Subdivision, Stanford Homes, WND Associates, 200 County Court Blvd, Ward 3, File: OZS-2023-0028 to the Planning and Development Committee Meeting of January 15, 2024, be received:
 1. Andrew Ferancik, WND Associates
 2. Aris Gouvis, Brampton Resident
 3. Joseph Oliveiras, Brampton Resident

4. Sylvia Roberts, Brampton Resident
5. Raman Grewal, Brampton Resident
6. Harjeet Khroud, Brampton Resident
7. Randy Benham, Brampton Resident

Carried

- 5.4 Staff Presentation re: Application to Amend the Zoning By-law, Gagnon Walker Domes Ltd. on behalf of Manga (Queen) Inc., 249 Queen Street East, Ward 3, File: OZS-2023-0040

Item 11.9 was brought forward and dealt with at this time.

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

The following motion was considered:

PDC006-2024

1. That the staff presentation re: **Application to Amend the Zoning By-law, Gagnon Walker Domes Ltd. on behalf of Manga (Queen) Inc., 249 Queen Street East, Ward 3, File: OZS-2023-0040** to the Planning and Development Committee Meeting of January 15, 2024, be received; and
2. That the following correspondence re: Application to Amend the Zoning By-law, Gagnon Walker Domes Ltd. on behalf of Manga (Queen) Inc., 249 Queen Street East, Ward 3, File: OZS-2023-0040 to the Planning and Development Committee Meeting of January 15, 2024, be received:
 1. Sia May, Brampton Resident, dated December 25, 2023.

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: Application to Amend the Official Plan and Zoning By-law, Weston Consulting Group Inc., c/o Edward Faria Germano, 10362 McLaughlin Road, Ward 6, File: OZS-2023-0035

Dealt with under Item 5.2 - Recommendation PDC004-2024

- 6.2 Delegation re: Application to Amend the Official Plan, Zoning By-law and Draft Plan Subdivision, Stanford Homes, WND Associates, 200 County Court Blvd, Ward 3, File: OZS-2023-0028

Dealt with under Item 5.3 - Recommendation PDC005-2024

- 6.3 Delegation re: Application to Amend the Official Plan and Zoning By-Law, Arcadis on behalf of the Regional Municipality of Peel, 1358 Queen Street West, Ward 5, File: OZS-2023-0027

Item 11.7 was brought forward and dealt with at this time.

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

1. Amardeep Soin, Brampton Resident, on behalf of Credit Valley Residents Association
2. Yasir Nowshahri, Brampton Resident
3. Garvit Chugh, Brampton Resident

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

- incompatible zoning
- safety and wellbeing of residents
- effects on the property value of neighbouring properties
- inappropriate location
- lack of neighbouring amenities and services
- inadequate transit services
- possible overcrowding

(See Item 7.3)

The following motion was considered:

PDC007-2024

1. That the following delegations re: **Application to Amend the Official Plan and Zoning By-Law, Arcadis on behalf of the Regional Municipality of Peel, 1358 Queen Street West, Ward 5, File: OZS-2023-0027** to the Planning and Development Committee Meeting of January 15, 2024, be received; and

1. Amardeep Soin, Brampton Resident, on behalf of Credit Valley Residents Association (and petition)
 2. Yasir Nowshahri, Brampton Resident
 3. Garvit Chugh, Brampton Resident
2. That the following correspondence re: Application to Amend the Official Plan and Zoning By-Law, Arcadis on behalf of the Regional Municipality of Peel, 1358 Queen Street West, Ward 5, File: OZS-2023-0027 to the Planning and Development Committee Meeting of January 15, 2024, be received:
1. Anmol Arora, dated December 22, 2023.

Carried

- 6.4 Delegation re: Application to Amend the Zoning By-law, MHBC Planning Limited on behalf of Glenshore Investments Inc., 5203 Old Castlemore Road, Ward 10, File: OZS-2023-0038

The delegation request was withdrawn.

(See Items 5.1 and 11.10)

- 6.5 Delegation re: Application to Amend the Zoning By-law, Gagnon Walker Domes Ltd. on behalf of Manga (Queen) Inc., 249 Queen Street East, Ward 3, File: OZS-2023-0040

The delegation request was withdrawn.

(See Items 5.4 and 11.9)

7. **Staff Presentations and Planning Reports**

- 7.1 Staff Report re: Application to Amend the Zoning By-law, GSP Group Inc., c/o William Osler Health System, 20 Lynch Street, Ward 3, File: OZS-2023-0025

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

The following motion was approved on consent:

PDC009-2024

1. That the report from François Hémon-Morneau, Principal Planner/Supervisor, Development Services, re: **Application to Amend the Zoning By-law, GSP Group Inc., c/o William Osler Health System,**

20 Lynch Street, Ward 3, File: OZS-2023-0025 to the Planning and Development Committee Meeting of January 15, 2024, be received;

2. That the Zoning By-law Amendment submitted by GSP Group Inc. on behalf of William Osler Health System, Ward 3, File: OZS-2023-0025, be approved on the basis that it represents good planning, is consistent with the Provincial Policy Statement, and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendment to the Zoning By-law generally in accordance with the by-law attached as Attachment 11 of this report be adopted;
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended; and
5. That the following correspondence re: Application to Amend the Zoning By-law, GSP Group Inc., c/o William Osler Health System, 20 Lynch Street, Ward 3, File: OZS-2023-0025 to the Planning and Development Committee Meeting of January 15, 2024, be received:
 1. Jakub Hlavnicka, dated October 2, 2023.

Carried

- 7.2 Staff Report re: Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., Paradise Homes Mahogany Inc., 7896 Mavis Road, Ward 4, File: OZS-2023-0033

The following motion was approved on consent:

PDC010-2024

1. That the report from Arjun Singh, Development Planner, Development Services, re: **Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., Paradise Homes Mahogany Inc., 7896 Mavis Road, Ward 4, File: OZS-2023-0033** to the Planning and Development Committee Meeting of January 15, 2024, be received;
2. That the application for an Amendment to the Zoning By-law and for a Draft Plan of Subdivision submitted by Glen Schnarr and Associates Inc., on behalf of Paradise Homes Mahogany Inc. (File: OZS-2023-0033) be

approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;

3. That the amendment to the Zoning By-law, generally in accordance with the attached Attachment 10 to this report be adopted; and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 (10.4) of the Planning Act, R.S.O., as amended.

Carried

- 7.3 Staff Report re: Application to Amend the Official Plan and Zoning By-Law, Arcadis on behalf of the Regional Municipality of Peel, 1358 Queen Street West, Ward 5, File: OZS-2023-0027

Councillor Vicente commented on the importance of having facilities such as the one proposed and the appropriateness of the selected location.

In response to questions of clarification from Committee, staff commented on the evaluation of the selected location and addressed concerns raised by residents. Staff also commented on the integration of the proposed mixed-uses.

(See Items 6.3 and 11.7)

The following motion was considered:

PDC008-2024

1. That the report from Arjun Singh, Development Planner, Development Services, re: **Application to Amend the Official Plan and Zoning By-Law, Arcadis on behalf of the Regional Municipality of Peel, 1358 Queen Street West, Ward 5, File: OZS-2023-0027** to the Planning and Development Committee Meeting of January 15, 2024, be received;
2. That the application for an Amendment to the Official Plan and Zoning By-law submitted by Arcadis, on behalf of The Regional Municipality of Peel (File: OZS-2023-0027) be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;

3. That the amendment to the Official Plan, generally in accordance with the attached Attachment 11 to this report be adopted;
4. That the amendment to the Zoning By-law, generally in accordance with the attached Attachment 10 to this report be adopted; and
5. That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22 (1B) and Section 34 (10.4) respectively of the Planning Act, R.S.O., as amended.

Carried

8. Committee Minutes

8.1 Minutes - Brampton Heritage Board - November 21, 2023

The following motion was approved on consent:

PDC011-2024

That the Minutes of the Brampton Heritage Board meeting of November 21, 2023, Recommendations HB060-2023 - HB064-2023, to the Planning and Development Committee Meeting of January 15, 2024, be approved as published and circulated.

The recommendations were approved as follows:

HB060-2023

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

HB061-2023

1. That the report from Harsh Padhya, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board meeting of November 21, 2023, re: **10020 Mississauga Road – Heritage Impact Assessment - Ward 6** be received;
2. That the recommendations of the Heritage Impact Assessment for the property at 10020 Mississauga Road, titled 10020-10054 Mississauga Road & 2036 Bovaird Drive West, Brampton, Ontario, prepared by ERA Architects Inc. dated May 9, 2023 attached as Attachment 1 to this report be accepted; and

3. Prior to the issuance of any permit for all or any part of the alternations, relocation, removal or demolition as set out in this report, including heritage permit, a building permit or a topsoil stripping and grading permit, the owner shall:
 - i. Address demolition of the farmhouse under section 34 of the Ontario Heritage Act and section 6 of Ontario Regulation 385/21;
 - ii. De-designation, if warranted, be addressed as per the requirements laid in Section 31 of the Ontario Heritage Act;
 - iii. Provide Final Commemoration/ Interpretation Plan; and
 - iv. Required securities be submitted as a part of development agreement to address implementation of Final Commemoration/ Interpretation Plan.

HB062-2023

1. That the report from Shelby Swinfield, Heritage Planner, dated September 18, 2023, to the Brampton Heritage Board Meeting of November 21, 2023, re: **Heritage Report Terms of Reference Documents** be received.

HB063-2023

1. That the discussion at the request of Steve Collie, Co-Chair, to the Brampton Heritage Board meeting of November 21, 2023, re: **Highlights of Heritage Event on February 10, 2024**, be received;
2. That Clerk's Office staff be requested to send an email reminder to Board members regarding participation at the event.

HB064-2023

That Brampton Heritage Board do now adjourn to meet again on December 12, 2023 at 7:00 p.m.

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

11.1 Correspondence re: Application to Amend the Zoning By-law, GSP Group Inc., c/o William Osler Health System, 20 Lynch Street, Ward 3, File: OZS-2023-0025

Dealt with under Item 7.1 - Recommendation PDC009-2024

11.2 Correspondence from Annette Groves, Mayor, Town of Caledon, dated December 6, 2023, re: Bill 150: Provincial Review of Minister’s Decision on Peel Official Plan

The following motion was considered:

PDC012-2024

That the following correspondence from Annette Groves, Mayor, Town of Caledon, dated December 6, 2023, re: **Bill 150: Provincial Review of Minister’s Decision on Peel Official Plan**, to the Planning and Development Committee Meeting of January 15, 2024, be received.

Carried

11.3 Correspondence from Nando Iannicca, Regional Chair and CEO, Region of Peel, dated December 19, 2023, re: Consideration of Potential Employment Area Conversions Results

The following motion was considered:

PDC013-2024

That the following correspondence from Nando Iannicca, Regional Chair and CEO, Region of Peel, dated December 19, 2023, re: **Consideration of Potential Employment Area Conversions Results**, to the Planning and Development Committee Meeting of January 15, 2024, be received.

Carried

11.4 Correspondence from Nando Iannicca, Regional Chair and CEO, Region of Peel, dated December 19, 2023, re: Reversal of Provincial Decisions on Municipal Official Plans

The following motion was considered:

PDC014-2024

That the following correspondence from Nando Iannicca, Regional Chair and CEO, Region of Peel, dated December 19, 2023, re: **Reversal of Provincial**

Decisions on Municipal Official Plans, to the Planning and Development Committee Meeting of January 15, 2024, be received.

Carried

- 11.5 Correspondence from Hannah Evans, Assistant Deputy Minister, Ministry of Municipal Affairs and Housing, dated December 20, 2023, re: Consultations on Potential Revocation or Amendments of Certain Minister's Zoning Orders

The following motion was considered:

PDC015-2024

That the following correspondence from Hannah Evans, Assistant Deputy Minister, Ministry of Municipal Affairs and Housing, dated December 20, 2023, re: **Consultations on Potential Revocation or Amendments of Certain Minister's Zoning Orders**, to the Planning and Development Committee Meeting of January 15, 2024, be received.

Carried

- 11.6 Correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated December 20, 2023, re: Housing Supply Action Plans

The following motion was considered:

PDC016-2024

That the following correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated December 20, 2023, re: **Housing Supply Action Plans**, to the Planning and Development Committee Meeting of January 15, 2024, be received.

Carried

- 11.7 Correspondence re: Application to Amend the Official Plan and Zoning By-Law, Arcadis on behalf of the Regional Municipality of Peel, 1358 Queen Street West, Ward 5, File: OZS-2023-0027

Dealt with under Item 6.3 - Recommendation PDC007-2024

- 11.8 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Weston Consulting Group Inc., c/o Edward Faria Germano, 10362 McLaughlin Road, Ward 6, File: OZS-2023-0035

Dealt with under Item 5.2 - Recommendation PDC004-2024

- 11.9 Correspondence re: Application to Amend the Zoning By-law, Gagnon Walker Domes Ltd. on behalf of Manga (Queen) Inc., 249 Queen Street East, Ward 3, File: OZS-2023-0040

Dealt with under Item 5.4 - Recommendation PDC006-2024

- 11.10 Correspondence re: Application to Amend the Zoning By-law, MHBC Planning Limited on behalf of Glenshore Investments Inc., 5203 Old Castlemore Road, Ward 10, File: OZS-2023-0038

Dealt with under Item 5.1 - Recommendation PDC003-2024

12. Councillor Question Period

Nil

13. Public Question Period

The public was given the opportunity to submit questions via e-mail or put forward questions at the meeting regarding any decisions made.

Several members of the public came forward during this portion of the meeting. It was noted that some residents asked questions about decisions made at the meeting, while others put forward comments or questions not related to decisions made.

Committee and staff provided information in response to some of the questions.

14. Closed Session

Nil

15. Adjournment

PDC017-2024

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, January 29, 2024 at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair