



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, March 18, 2024

- Members Present: Deputy Mayor H. Singh - Wards 9 and 10
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
Regional Councillor N. Kaur Brar - Wards 2 and 6
Regional Councillor 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
Melvin Ramkissoon, Director, Building/Chief Building Official
Ross Campbell, Manager, Zoning and Sign By-law Services
Andrew Ramsammy, Planner, Development Services
Marco Gerolini, Planner, Development Services
Jan Salaya, Planner, Development Services
Shanthi Rajasekar, Manager, Innovation and Transformation
Roxanne Van Damme, Manager, Administration and Information Services
Charlotte Gravlev, Acting City Clerk
Richa Ajitkumar, Legislative Coordinator
Gagandeep Jaswal, Acting Legislative Coordinator
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1. Call to Order

The meeting was called to order at 1:01 p.m. and adjourned at 1:18 p.m.

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

Members present during roll call: Deputy Mayor Singh (Chair), Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Fortini, Regional Councillor Toor (arrived late - 1:01 p.m.), and City Councillor Power (arrived late - 1:01 p.m.).

Members absent during roll call: Regional Councillor Medeiros (arrived late - 1:06 p.m.), Regional Councillor Palleschi (other municipal business), Regional Councillor Keenan (personal), Mayor Brown (ex officio).

2. Approval of Agenda

PDC040-2024

That the agenda for the Planning and Development Committee Meeting of March 18, 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.

(6.2, 7.3, 7.4, 7.5, 7.6, 8.1, 8.2, and 11.1)

The following motion was considered:

PDC041-2024

That the following items to the Planning and Development Committee Meeting of March 18, 2024, be approved as part of Consent:

6.2, 7.3, 7.4, 7.5, 7.6, 8.1, 8.2, and 11.1

Carried

5. Statutory Public Meeting Reports

Nil

6. Public Delegations (5 minutes maximum)

6.1 Possible Delegations re: Proposed Amendment to the Sign By-law 399-2002, as amended, to Permit Sign Variance Applications with Delegated Approval Authority

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

Sylvia Roberts, Brampton Resident, provided comments and inquired about the impact of the of proposed amendment on parking for businesses.

Staff advised that the amendments to the By-law to incorporate a specialty parking sign will allow for an exemption from the requirement for a parking permit in such situations.

The following motion was considered:

PDC042-2024

1. That the report from Ross Campbell, Manager, Zoning and Sign By-law Services, Building Division, to the Planning & Development Committee Meeting of March 18, 2024, re: **Proposed Amendment to Sign By-law 399-2002, as amended, to permit Sign Variance Applications with Delegated Approval Authority**, be received;
2. That a by-law be passed to amend Sign By-law 399-2002, as amended, to; and
 - i. Include provisions that will enable a person to apply for a variance from the requirements and restrictions of the Sign By-law, as amended;
 - ii. Delegate authority for the approval of a variance to the provisions of the Sign By-law to the Director of Building, or his/her/their designate; and
 - iii. Include provisions for the right to appeal a sign variance decision (and/or any associated conditions) to Council through the Planning & Development Committee.
3. That the following delegation re: Proposed Amendment to the Sign By-law 399-2002, as amended, to Permit Sign Variance Applications with Delegated Approval Authority, to the Planning and Development Committee Meeting of March 18, 2024, be received:
 - i. Sylvia Roberts, Brampton Resident

Carried

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

See Item 7.4

The following motion was approved on consent:

PDC043-2024

That the following delegation re: **Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc., Argo Summer Valley Limited, 12197 Hurontario Street, Ward 2, File: OZS-2022-0030**, to the Planning and Development Committee Meeting of March 18, 2024, be received:

1. Aaron Wisson, Director of Development, Argo Summer Valley Limited.

Carried

7. Staff Presentations and Planning Reports

- 7.1 Staff Presentation re: Brampton Building and Business Portal Presentation

Melvin Ramkissoo, Director, Building/Chief Building Official, provided a brief introduction on the subject matter and the staff involved.

Shanthi Rajasekar, Manager, Innovation and Transformation, Planning Building and Growth Management, and Roxanne Van Damme, Manager, Administration and Information Services, Planning Building and Growth Management, presented an overview of the subject matter that included context, current situation, moving forward, disadvantages, benefits, budget and key milestones, building division volumes, inspection booking process, go live readiness plan, and key contacts.

The following motion was considered:

PDC044-2024

That the presentation from Shanthi Rajasekar, Manager, Innovation and Transformation, Planning Building and Growth Management, and Roxanne Van Damme, Manager, Administration and Information Services, Planning Building and Growth Management, to the Planning and Development Committee Meeting

of March 18, 2024, re: **Brampton Building And Business Portal Presentation**, be received.

Carried

- 7.2 Staff Report re: Proposed Amendment to the Sign By-law 399-2002, as amended, to Permit Sign Variance Applications with Delegated Approval Authority

Dealt with under Item 6.1 - Recommendation PDC042-2024

- 7.3 Staff Report re: Application to Amend the Zoning By-law, Golden Gate Castlemore Plaza Limited, Glen Schnarr & Associates Inc., 4538 Castlemore Road, Ward 10, File: OZS-2022-0045

The following motion was approved on consent:

PDC045-2024

1. That the report from Andrew Ramsammy, Development Planner, Development Services & Design, to the Planning and Development Committee Meeting of March 18, 2024, re: **Application to Amend the Zoning By-law, Golden Gate Castlemore Plaza Limited, Glen Schnarr & Associates Inc., 4538 Castlemore Road, Ward 10, File: OZS-2022-0045**, be received;
2. That the Application to Amend the Zoning By-law submitted by Glen Schnarr & Associates Inc., on behalf of Golden Gate Castlemore Plaza Limited, File: OZS-2022-0045 & 21T-22012B, be endorsed, on the basis that it represents good planning, including that it is consistent with the Planning Act, and for the reasons set out in this Planning Recommendation Report;
3. That the amendment to the Zoning By-law, generally in accordance with the by-law attached as Attachment 9 of this report, be approved; and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

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

The following motion was approved on consent:

PDC046-2024

1. That the report from Marco Gerolini, Development Planner, Development Services and Design, to the Planning and Development Committee Meeting of March 18, 2024, re: **Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc., Argo Summer Valley Limited, 12197 Hurontario Street, Ward 2, File: OZS-2022-0030**, 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 Argo Summer Valley Limited. (File: OZS-2022-0030), be approved, on the basis that it represents good planning, has regard for the Planning Act, 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, 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 11 to this report, be adopted; and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O., as amended.

Carried

- 7.5 Staff Report re: Application to Amend the Zoning By-law, MHBC Planning Limited, Canus Logistics, 0 Goreway Drive, Ward 8, File: OZS-2023-0011

The following motion was approved on consent:

PDC047-2024

1. That the report from Jan Salaya, Planner, Development Services & Design, to the Planning and Development Committee Meeting of March 18, 2024, re: **Application to Amend the Zoning By-law, MHBC Planning Limited, Canus Logistics, 0 Goreway Drive, Ward 8, File: OZS-2023-0011**, be received;

2. That the Zoning By-law Amendment submitted by MHBC, on behalf of Canus Logistics (File: OZS-2023-0011), 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 10 of this report, be adopted; and
4. That no further notice 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

- 7.6 Staff Report re: Supplementary Report, Site Specific Amendment to the Sign By-law 399-2002, as amended, 227 Vodden Street East, Ward 1 (RM86/2023)

The following motion was approved on consent:

PDC048-2024

1. That the report from Ross Campbell, Manager, Zoning and Sign By-law Services, Building Division, to the Planning and Development Committee Meeting of March 18, 2024, re: **Supplementary Report, Site Specific Amendment to the Sign By-law 399-2002, as amended, 227 Vodden Street East, Ward 1 (RM86/2023)**, be received; and
2. That a by-law be passed to amend Sign By-law 399-2002, as amended, to permit the proposed site-specific amendment.

Carried

8. Committee Minutes

- 8.1 Minutes - Brampton Heritage Board - January 30, 2024

The following motion was approved on consent:

PDC049-2024

That the Minutes of the Brampton Heritage Board meeting of January 30, 2024, Recommendations HB001-2024 - HB011-2024, to the Planning and

Development Committee Meeting of March 18, 2024, be approved as published and circulated.

The recommendations were approved as follows:

HB001-2024

That the agenda for the Brampton Heritage Board meeting of January 30, 2024 be approved as published and circulated.

HB002-2024

1. That the report from Merissa Lompart, Assistant Heritage Planner, Planning, Building and Growth Management, dated December 1, 2023, to the Brampton Heritage Board meeting of January 30, 2024, re: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 44 Nelson Street West, The Cuthbert House - Ward 1, be received;
2. That the designation of the property at 44 Nelson Street West under Part IV, Section 29 of the Ontario Heritage Act (the “Act”) be approved;
3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 44 Nelson Street West 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 Lands Tribunal; and,
6. That staff be authorized to attend any hearing process held by the Ontario Lands Tribunal in support of Council’s decision to designate the subject property.

HB003-2024

1. That the report from Charlton Carscallen, Principal Planner/Supervisor, to the Brampton Heritage Board meeting of January 30, 2024 re: Heritage Commemoration Plan for the McClure Farmhouse – 8331 Heritage Road, be received;
2. That Option 2 – Interpretive Feature Wall, 2 as identified on Page 17 of the report, be identified as the preferred option for the commemoration; and

3. That carved stone be used instead of concrete in the construction of the commemorative feature and that the owner and architect explore opportunities for the reuse of wood salvaged from the building for benches and other features on the site.

HB004-2024

1. That the report from Anastasia Abrazhevich, Assistant Heritage Planner, Integrated City Planning, dated November 20, 2023 to the Brampton Heritage Board Meeting of January 30, 2024, re: Heritage Incentive Grant Application – 7741 Churchville Road be received;
2. That the Designated Heritage Property Incentive Grant application for the repair of existing siding, soffits, fascia, gutters, and downspouts as well as restoration of existing trim around the front door be approved, to a maximum of \$10,000.00, and;
3. That the owner shall enter into a designated Heritage Property Incentive Grant Agreement with the City after City Council agrees to support the Grant.

HB005-2024

1. That the report from Anastasia Abrazhevich, Assistant Heritage Planner, Integrated City Planning to the Brampton Heritage Board Meeting of January 30, 2024, re: Property Standards Review for Designated Heritage Properties, be received; and,
2. That staff be directed to prepare to report on proposed changes to the Heritage Incentive Grant and recommendations for the Implementation of the Municipal Heritage Tax incentive for presentation to the March meeting of the Brampton Heritage Board.

HB006-2024

1. That the verbal advisory from City Clerk's Office to the Brampton Heritage Board Meeting of January 30, 2024, re: Request from Christiana Nuamah, Member, be received; and,
2. That the request for a leave of absence from the Brampton Heritage Board be granted for the period January 2024 to April 2024.

HB007-2024

That the verbal advisory from City Clerk's Office, to the Brampton Heritage Board Meeting of January 30, 2024, re: Termination of Appointment of Carla Green, Member, be received.

HB008-2024

1. That the verbal advisory from City Clerk's Office to the Brampton Heritage Board Meeting of January 30, 2024, re: Resignation of Lovejot Bhullar, Member, be received; and,
2. That Mr. Bhullar's resignation be accepted.

HB009-2024

1. That the report from Charlton Carscallen, Principal Planner, to the Brampton Heritage Board meeting of January 30, 2024, re: Implementation of Heritage Easement Agreements for Properties at 12044 Mississauga Road and 8940 Creditview Road, be received;
2. That the Commissioner of Planning, Building and Growth Management, be authorized to enter into a Heritage Easement Agreement with the Owner for the property at 10244 Mississauga Road in accordance with Part IV, section 37 of the Ontario Heritage Act, as amended (the "Act");
3. That the Commissioner of Planning, Building and Growth Management be authorized to enter into a Heritage Easement Agreement with the Owner for the property at 8940 Mississauga Road in accordance with Part IV, section 37 of the Ontario Heritage Act, as amended (the "Act"); and
4. That authority for signing of both Agreements be delegated to the Commissioner of Planning, Building and Growth Management.

HB010-2024

That the correspondence from Emma Cohlmeier, Senior Project Manager, ERA Architects Inc. to the Brampton Heritage Board meeting of January 30, 2024, re: 10020 Mississauga Road, be received.

HB011-2024

That Brampton Heritage Board do now adjourn to meet again on February 20, 2024 at 7:00 p.m.

Carried

The following motion was approved on consent:

PDC050-2024

That the Minutes of the Active Transportation Advisory Committee meeting of February 15, 2024, Recommendations ATC001-2024 - ATC011-2024, to the Planning and Development Committee Meeting of March 18, 2024, be approved as published and circulated.

The recommendations were approved as follows:

ATC001-2024

That the agenda for the Active Transportation Advisory Committee Meeting of February 15, 2024, be approved, as published and circulated.

Note: Later in the meeting, on a two-thirds majority vote to reopen the question, the Approval of Agenda was reopened and Item 7.8 was added to the agenda.

ATC002-2024

That the presentation from Stephane Laidlaw, Co-Chair, re: **York University Study**, to the Active Transportation Advisory Committee Meeting of February 15, 2024, be received.

ATC003-2024

That the presentation from Stephane Laidlaw, Co-Chair, re: **Winter Maintenance**, to the Active Transportation Advisory Committee Meeting of February 15, 2024, be received.

ATC004-2024

That the presentation from Cindy Evans, Citizen Member, re: **Knightsbridge and King's Cross Intersection**, be **referred** to Community Services staff to report back at the April 9, 2024 Active Transportation Advisory Committee meeting with opportunities for public art installations at this intersection.

ATC005-2024

That the Verbal Update from Tyron Nimalakumar, Transportation Planner, Planning, Building and Growth Management, re: **Bike Month**, to the Active Transportation Advisory Committee Meeting of February 15, 2024, be received.

ATC006-2024

That the **Active Transportation Advisory Committee Sub-Committee Minutes of January 9, 2024**, to the Active Transportation Advisory Committee Meeting of February 15, 2024, be received.

ATC007-2024

That the **Active Transportation Advisory Committee - Sub-Committee Minutes of January 16, 2024**, to the Active Transportation Advisory Committee Meeting of February 15, 2024, be received.

ATC008-2024

That the **Active Transportation Advisory Committee - Sub-Committee Minutes of January 23, 2024**, to the Active Transportation Advisory Committee Meeting of February 15, 2024, be received.

ATC009-2024

That the **Active Transportation Advisory Committee Sub-Committee Minutes of January 24, 2024**, to the Active Transportation Advisory Committee Meeting of February 15, 2024, be received.

ATC010-2024

That the termination of Akinade Oduntan as a member on the Active Transportation Advisory Committee be accepted and he be wished well with his future endeavors.

ATC011-2024

That the Active Transportation Advisory Committee do now adjourn to meet again on Tuesday, April 9, 2024 at 7:00 p.m. or at the call of the Chair.

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

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

The following motion was approved on consent:

PDC051-2024

That the following correspondence re: **Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc., Argo Summer Valley Limited, 12197 Hurontario Street, Ward 2, File: OZS-2022-0030**, to the Planning and Development Committee Meeting of March 18, 2024, be received:

1. Mark Yarranton, KLM Planning Partners Inc., on behalf of West Mayfield Developments Ltd., dated March 14, 2024.

Carried

12. Councillor Question Period

Nil

13. Public Question Period

Nil

14. Closed Session

Nil

15. Adjournment

PDC052-2024

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, April 8, 2024 at 7:00 p.m. or at the call of the Chair.

Carried

Deputy Mayor Singh, Acting Chair