



Summary of Recommendations
Planning and Development Committee
The Corporation of the City of Brampton

Monday, April 8, 2024

2. Approval of Agenda

PDC053-2024

That the agenda for the Planning and Development Committee Meeting of April 8, 2024, be approved, as amended, as follows:

To add:

Item 9.1 – Staff Presentation re: Brampton Plan Update, by Henrik Zbogor, Director, Integrated City Planning, Planning, Building and Growth Management

Carried

4. Consent Motion

PDC054-2024

That the following items to the Planning and Development Committee Meeting of April 8, 2024, be approved as part of Consent:

7.3, 7.4, 7.5, 7.6, ~~7.7~~, 7.8, 8.1, 11.1, 11.2, and 11.4

Carried

Note: Later in the meeting, on a two-thirds majority vote to re-open the question, the agenda was re-opened and Item 7.7 was removed from Consent and dealt with in Open Session.

5. **Statutory Public Meeting Reports**

- 5.1 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corporation, Mitra T. Kissoon, Daneshwar Kissoon, & Sugrim Enterprises Inc., 55, 57, 59, 61, 63, and 65 Park Street, Ward 1, File: OZS-2024-0001

PDC055-2024

1. That the presentation from Samantha Dela Pena, Planner, Development Services, to the Planning and Development Committee Meeting of April 8, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corporation, Mitra T. Kissoon, Daneshwar Kissoon, & Sugrim Enterprises Inc., 55, 57, 59, 61, 63, and 65 Park Street, Ward 1, File: OZS-2024-0001**, be received;
2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corporation, Mitra T. Kissoon, Daneshwar Kissoon, & Sugrim Enterprises Inc., 55, 57, 59, 61, 63, and 65 Park Street, Ward 1, File: OZS-2024-0001 to the Planning and Development Committee Meeting of April 8, 2024, be received; and
 1. Barbara Johnstone, Brampton Resident
 2. Kevin Troake, Brampton Resident
 3. Stefan Hornung, Brampton Resident
 4. Suzanne White, Brampton Resident
 5. Dianne and Ron McCoy, Brampton Residents
 6. Stephanie Beaumier, Brampton Resident
 7. Andrew Porter, Brampton Resident
 8. Matthew Samatas, Brampton Resident
 9. Adam Crutch, Brampton Resident
 10. Sylvia Roberts, Brampton Resident
 11. Sushil Taylor, Brampton Resident
 12. Gillian Olohan, Brampton Resident
3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corporation, Mitra T. Kissoon, Daneshwar Kissoon, & Sugrim Enterprises Inc., 55, 57, 59, 61,

63, and 65 Park Street, Ward 1, File: OZS-2024-0001 to the Planning and Development Committee Meeting of April 8, 2024, be received:

1. Maxine Biesenthal, Brampton Resident, dated March 26, 2024
2. Gillian Olohan, Brampton Resident, dated April 2, 2024.

Carried

- 5.2 Staff Presentation re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, Candevcon Limited, on behalf of Macera Assunta and Francavilla Teresa, 0 Clarkway Drive, Ward 10, File: OZS-2024-0005

PDC056-2024

That the presentation from Harjot Sra, Planner, Development Services, to the Planning and Development Committee Meeting of April 8, 2024, re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision, Candevcon Limited, on behalf of Macera Assunta and Francavilla Teresa, 0 Clarkway Drive, Ward 10, File: OZS-2024-0005**, be received.

Carried

- 5.3 Staff Presentation re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, Siva Rama Krishna Prasad Ari, 11038 The Gore Road, Ward 10, File: OZS-2024-0004

PDC057-2024

That the presentation from Sadaf Shahid-Hussain, Planner, Development Services, to the Planning and Development Committee Meeting of April 8, 2024, re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision, Siva Rama Krishna Prasad Ari, 11038 The Gore Road, Ward 10, File: OZS-2024-0004**, be received.

Carried

- 5.4 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Korsiak Planning, Ash Singh, 123-125 Railroad Street, Ward 1, File: OZS-2024-0002

PDC058-2024

1. That the presentation from Samantha Dela Pena, Planner, Development Services, to the Planning and Development Committee Meeting of April 8, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Korsiak Planning, Ash Singh, 123-125 Railroad Street, Ward 1, File: OZS-2024-0002**, be received; and
2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Korsiak Planning, Ash Singh, 123-125 Railroad Street, Ward 1, File: OZS-2024-0002 to the Planning and Development Committee Meeting of April 8, 2024, be received:
 1. Laura Bowman, Brampton Resident
 2. Catherine McEwan, Korsiak Urban Planning, on behalf of the applicant
 3. Sushil Taylor, Brampton Resident
 4. Helen Nizan, Brampton Resident
 5. Leslie Booker, Brampton Resident
 6. Gillian Olohan, Brampton Resident
 7. Matthew Samatas, Brampton Resident

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corporation, Mitra T. Kissoon, Daneshwar Kissoon, & Sugrim Enterprises Inc., 55, 57, 59, 61, 63, and 65 Park Street, Ward 1, File: OZS-2024-0001

Dealt with under Item 5.1 - Recommendation PDC055-2024

- 6.2 Delegation re: Application to Amend the Official Plan and Zoning By-law, Korsiak Planning, Ash Singh, 123-125 Railroad Street, Ward 1, File: OZS-2024-0002

Dealt with under Item 5.4 - Recommendation PDC058-2024

- 6.3 Delegation re: Proposed Modifications to Brampton Plan Major Transit Station Area Policies

PDC059-2024

That the following delegation re: **Proposed Modifications to Brampton Plan Major Transit Station Area Policies** to the Planning and Development Committee Meeting of April 8, 2024, be received:

1. Sylvia Roberts, Brampton Resident

Carried

7. Staff Presentations and Planning Reports

- 7.1 Staff Presentation re: Proposed Modifications to Brampton Plan Major Transit Station Area Policies

PDC060-2024

1. That the presentation from Michelle Gervais, Policy Planner, Integrated City Planning, to the Planning and Development Committee Meeting of April 8, 2024, re: **Proposed Modifications to Brampton Plan Major Transit Station Area Policies**, be received;
2. That the report from Michelle Gervais, Policy Planner, Integrated City Planning, to the Planning and Development Committee Meeting of April 8, 2024, re: Proposed Modifications to Brampton Plan Major Transit Station Area Policies, be received;
3. That Council endorse the attached modifications to Brampton Plan as included in Attachments 5 and 7 to this report;
4. That the Region of Peel be requested to make modifications to Brampton Plan in accordance with Attachments 5 and 7 to this report and that those modifications be included in the version of Brampton Plan being considered for approval by Regional Council;

5. That staff be directed to hold a statutory public meeting to present the proposed MTSA Study Phase 2b Official Plan Amendments (Precinct Plans and Secondary Plans), prior to their adoption by Council; and
6. That a copy of the Recommendation Report and Council's decision be provided to the Region of Peel.

Carried

7.2 Staff Report re: Proposed Modifications to Brampton Plan Major Transit Station Area Policies

Dealt with under Item 7.1 - Recommendation PDC060-2024

^7.3 Staff Report re: Application to Amend the Zoning By-law, PMB Holdings Ltd., Weston Consulting, 10810 Coleraine Drive, Ward 10, File: OZS-2021-0051

PDC061-2024

1. That the report from Andrew Ramsammy, Planner, Development Services, to the Planning and Development Committee Meeting of April 8, 2024, re: **Application to Amend the Zoning By-law, PMB Holdings Ltd., Weston Consulting, 10810 Coleraine Drive, Ward 10, File: OZS-2021-0051**, be received;
2. That the Application to Amend the Zoning By-law be endorsed, on the basis that it represents good planning, including that it is consistent with the Planning Act, and for the reasons set out in the Planning Recommendation Report, dated March 20, 2024;
3. That the amendment to the Zoning By-law generally in accordance with the by-law attached as Attachment 10 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 22(6.1) and Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

^7.4 Staff Report re: Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Seven Developments Inc., Blackthorn Development Corp., 10378 Torbram Road, Ward 9, File: OZS-2022-0031 & 21T-22007B

PDC062-2024

1. That the report from Andrew Ramsammy, Planner, Development Services, to the Planning and Development Committee Meeting of April 8, 2024, re: **Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Seven Developments Inc., Blackthorn Development Corp., 10378 Torbram Road, Ward 9, File: OZS-2022-0031 & 21T-22007B**, be received;
2. That the Amendment to the Zoning By-law be approved, and the Draft Plan of Subdivision be endorsed, as they are consistent with Section 51(24) and Section 34 (10.4) of the Planning Act, is consistent with the Provincial Policy Statement, and conforms to A Place to Grow: Growth plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendment to the Zoning By-law generally in accordance with the by-law attached as Attachment 9 of this report be adopted; and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

^7.5 Staff Report re: 2023 Development Activity Report

PDC063-2024

That the report from David VanderBerg, Manager, Development Services, to the Planning and Development Committee Meeting of April 8, 2024 re: **2023 Development Activity Report**, be received.

Carried

- ^7.6 Staff Report re: Application to Amend the Zoning By-law and Plan of Subdivision, Hampton Development Corp., c/o SGL Planning and Design Inc., 241 Queen Street East, Ward 3, File: OZS-2023-0021 and OZS-2023-0044

PDC064-2024

1. That the report from Nicole Hanson, Principal Planner/Supervisor, Development Services, to the Planning and Development Committee Meeting of April 8, 2024, re: **Application to Amend the Zoning By-law and Plan of Subdivision, Hampton Development Corp., c/o SGL Planning and Design Inc., 241 Queen Street East, Ward 3, File: OZS-2023-0021 and OZS-2023-0044**, be received;
2. That the application for an Amendment to the Zoning By-law (File: OZS-2023-0021) be approved, and the Plan of subdivision application (File: OZS-2023-0044) be endorsed, as submitted by SGL Planning and Design Inc., on behalf of 241 Queen Street Inc., on the basis that they represents good planning, are consistent with section 34 of the Planning Act, are consistent with the Provincial Policy Statement, conform to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, 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 (17) 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, Glen Schnarr & Associates Inc., 13514161 Canada Inc., 8654 Mississauga Road, Ward 6, File: OZS-2022-0017

PDC065-2024

1. That the report from Nasir Mahmood, Planner, Development Services & Design, to the Planning and Development Committee Meeting of April 8, 2024, re: **Application to Amend the Official Plan and Zoning By-law**,

Glen Schnarr & Associates Inc., 13514161 Canada Inc., 8654 Mississauga Road, Ward 6, File: OZS-2022-0017, be received;

2. That the application to amend the Official Plan and Zoning By-law submitted by Glen Schnarr & Associates Inc. on behalf of 13514161 Canada Inc., Ward: 6, File OZS-2022-0017, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan for the reasons set out in this report;
3. That the Official Plan Amendment, generally in accordance with the by-law attached as Attachment 10 of this report, be adopted;
4. That the Zoning By-law Amendment generally in accordance with by-law attached as Attachment 11 of this report, be adopted;
5. That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendments pursuant to Section 34(17) of the *Planning Act*; and
6. That staff be directed to work with the applicant and other City staff to facilitate an access easement over the City-owned lands.

Carried

[^]7.8 Staff Report re: Building Improvement Grant Application, 27 & 27A Queen Street East, Ward 3, File: BFIP-2023-0009

PDC066-2024

1. That the report from Paul Brioux, Assistant Development Planner, Development Services and Design and Damanpreet Mathouda, Planner I, Downtown Revitalization to the Planning and Development Committee Meeting of April 8, 2024, re: "**Building Improvement Grant Application for 27 & 27A Queen Street East**" in Ward 3, be received;
2. That the application BFIP-2023-0009 (27 & 27A Queen Street East) be approved in the amount of \$30,000 under the Downtown Building Improvement Program, subject to the applicant satisfying the rules of the program as set out in the approved Implementation Guidelines of the Central Area Community Improvement Plan, and meeting the following

conditions on or before July 12, 2024, unless extended by the Director of Downtown Revitalization, failing which this approval shall be null and void:

- i. That the applicant enters into the Building Improvement Program Agreement with the City of Brampton.
3. That staff report back to the Planning and Development Committee in Q3 2024 with a comprehensive update and overview of the Building and Façade Improvement Grant Programs.

Carried

8. **Committee Minutes**

^8.1 Minutes - Brampton Heritage Board - March 19, 2024

PDC067-2024

That the Minutes of the Brampton Heritage Board meeting of March 19, 2024, Recommendations HBHB012-2024 - HB017-2024, to the Planning and Development Committee Meeting of April 8, 2024, be approved as published and circulated.

The recommendations were approved as follows:

HB012-2024

That the agenda for the Brampton Heritage Board meeting of March 19, 2024 be approved as amended, to add the following:

- 11.2 Discussion at the request of Steve Collie, Co-Chair, re: Brampton Historical Society Announcement
- 11.3 Discussion at the request of Regional Councillor Vicente, re: Heritage Grant

HB013-2024

1. That the report from Anastasia Abrazhevich, Assistant Heritage Planner, dated February 19, 2024 to the Brampton Heritage Board meeting of March 19, 2024, re: **Heritage Impact Assessment and Heritage Permit Recommendation Report - 7699 Creditview Road - Ward 6**, be received;

2. That the Heritage Permit application for 7699 Creditview Road to remove the offset garage and to add a two-storey addition in its place with a two-car garage in front be approved; and
3. That the Cultural Heritage Impact Assessment dated October 2023 for 7699 Creditview Road be received.

HB014-2024

1. That the report from Charlton Carscallen, Principal Planner/Supervisor - Heritage, Integrated City Planning, to the Brampton Heritage Board meeting of March 19, 2024, re: **Heritage Impact Assessment, 7749 Churchville Road – Ward 6**, be received;
2. That the Heritage Impact Assessment for 7749 Churchville Road prepared by Bruce Corley, Built Heritage Specialist, dated February 21, 2024, be deemed complete;
3. That the following ‘Immediate Recommendations’ as per the Heritage Impact Assessment by Bruce Corley for 7749 Churchville Road be followed:
 - i. Demolition is not recommended;
 - ii. Relocation of the building is not recommended at this time;
 - a. Relocation may be worth considering at a future date because the survival of the design and building techniques are more important than its original location
 - iii. Designation of the building under part IV of the Ontario Heritage Act is recommended;
 - a. The structure meets all nine (9) criteria under Ontario Regulation 9/06 needed for designation
 - b. Designation carries with it eligibility for Heritage Incentive grants
 - iv. Restoration is recommended; and,
4. That the following ‘Long Term Restoration Recommendations’ as per the Heritage Impact Assessment by Bruce Corley for 7749 Churchville Road be followed:
 - i. Should the building be subject to restoration, a ‘Heritage Conservation Plan’ should be prepared that addresses the particularities of the house’s history and construction, including:

- a. Providing adequate ventilation to the cellar and repairing/replacing damaged timbers (subsequently dated using dendrochronology);
 - b. Determining the location, size, and design of original doors and windows and replacing them using the design of the Orange Church Inn;
 - c. Rebuilding the chimney;
 - d. Replacing roof with cedar shingles; and
 - e. Determining the original floor levels, wall, and stair configuration and restoring the interior using casings derived from the existing interior profile
- ii. The original fabric of the structure be uncovered, including:
 - a. Removing existing metal siding to restore the pebble dash lime mortar;
 - b. Revealing the fascia and associated trim, and restoring using accurate profiles; and
 - c. Removing the existing drywall
 - iii. The building be measured and documented with thorough measured drawings and photographs once the underlying fabric has been uncovered.

HB015-2024

- 1. That the report from Anastasia Abrazhevich, Assistant Heritage Planner, Integrated City Planning, dated February 20, 2024, to the Brampton Heritage Board meeting of March 19, 2024, re: Report by Anastasia Abrazhevich, Assistant Heritage Planner, re: **Heritage Report and Commemoration Plan - 1524 Countryside Drive – Ward 9**, be received.

HB016-2024

- 1. That the discussion by Regional Councillor Vicente, to the Brampton Heritage Board meeting of March 19, 2024, re: **Heritage Grant**, be received; and,
- 2. That staff prepare a report on the renaming of the Heritage Grant program to the Paul Willoughby Designated Heritage Property Incentive Grant program.

HB017-2024

That Brampton Heritage Board do now adjourn to meet again for on April 16, 2024 at 7:00 p.m.

Carried

9. Other Business/New Business

9.1 Staff Presentation re: Brampton Plan Update

PDC068-2024

That the presentation from Henrik Zbogor, Director, Integrated City Planning, to the Planning and Development Committee Meeting of April 8, 2024, re: **Brampton Plan Update**, be received.

Carried

11. Correspondence

^11.1 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Korsiak Planning, Ash Singh, 123-125 Railroad Street, Ward 1, File: OZS-2024-0002

PDC069-2024

That the following correspondence re: **Application to Amend the Official Plan and Zoning By-law, Korsiak Planning, Ash Singh, 123-125 Railroad Street, Ward 1, File: OZS-2024-0002** to the Planning and Development Committee Meeting of April 8, 2024, be received:

1. Helen Nizan, Brampton Resident, dated March 25, 2024
2. Cathy and Bill Rupik, Brampton Residents, dated March 19, 2024
3. Gillian Olohan, Brampton Resident, dated April 2, 2024
4. Avayeth Lewis, Brampton Resident, dated April 3, 2024
5. Nicholas Moreau, Brampton Resident, dated April 2, 2024.

Carried

^11.2 Correspondence re: Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Seven Developments Inc., Blackthorn Development Corp., 10378 Torbram Road, Ward 9, File: OZS-2022-0031 & 21T-22007B

PDC070-2024

That the following correspondence re: **Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Seven Developments Inc., Blackthorn Development Corp., 10378 Torbram Road, Ward 9, File: OZS-2022-0031 & 21T-22007B** to the Planning and Development Committee Meeting of April 8, 2024, be received:

1. Jasbir Rangji, Brampton Resident, dated March 21, 2024
2. Denise Robinson, Brampton Resident, dated April 2, 2024
3. Stephanie Lippa, Brampton Resident, dated April 2, 2024
4. Stephanie Lippa, Brampton Resident, dated April 8, 2024.

Carried

11.3 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corporation, Mitra T. Kissoon, Daneshwar Kissoon, & Sugrim Enterprises Inc., 55, 57, 59, 61, 63, and 65 Park Street, Ward 1, File: OZS-2024-0001

Dealt with under Item 5.1 - Recommendation PDC055-2024

^11.4 Correspondence re: Proposed Modifications to Brampton Plan Major Transit Station Area Policies

PDC071-2024

That the following correspondence re: **Proposed Modifications to Brampton Plan Major Transit Station Area Policies** to the Planning and Development Committee Meeting of April 8, 2024, be received:

1. Maurizio Rogato, Blackthorn Development Corp., on behalf of Avalon Developments Inc., dated April 2, 2024

2. David Bronskill, Goodmans LLP, on behalf of Brampton Mill Nelson Limited Partnership and Amdev Limited Partnership, dated April 5, 2024
3. Gerry Tchisler, MHBC, on behalf of Morguard Corporation, dated April 5, 2024
4. Oz Kemal, MHBC, on behalf of Bovaird West Holdings Inc., dated April 8, 2024
5. Richard Domes and Nikhail Dawan, Gagnon Walker Domes Ltd., on behalf of Soneil Markham Inc., dated April 7, 2024
6. Richard Domes, Nikhail Dawan, Gagnon Walker Domes Ltd., on behalf of Centennial Mall Brampton Ltd., dated April 7, 2024
7. Richard Domes, Nikhail Dawan, Gagnon Walker Domes Ltd., on behalf of Soneil Mississauga Inc. and Soneil Oakville Inc., dated April 7, 2024
8. Andrew Walker, Gagnon Walker Domes Ltd., on behalf of Lark Investments Inc., dated April 8, 2024
9. Andrew Walker, Gagnon Walker Domes Ltd., on behalf of Manga (Queen) Inc., dated April 8, 2024
10. Andrew Walker, Gagnon Walker Domes Ltd., on behalf of Candeco Realty Limited, dated April 8, 2024
11. Andrew Walker, Gagnon Walker Domes Ltd., on behalf of 23 Railroad Inc., 17595031 Railroad ME Inc., and 5519273548 Railroad ME Inc., dated April 8, 2024
12. Andrew Walker, Gagnon Walker Domes Ltd., on behalf of Starbank Developments 285 Corp., dated April 8, 2024
13. Richard Domes, Gagnon Walker Domes Ltd., on behalf of Loblaw Properties Limited, dated April 8, 2024.

Carried

15. **Adjournment**

PDC072-2024

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, April 22, 2024 at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair