



## Minutes

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

**Monday, May 6, 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  
Arjun Singh, Planner, Development Services  
Harjot Sra, Planner, Development Services  
Tara Hunter, Manager, Sponsorship and Corporate Development  
Wang Kei (Edwin) Li, Planner, Development Services  
Nasir Mahmood, Planner, Development Services  
Janice Adshead, Acting City Clerk  
Charlotte Gravlev, Deputy City Clerk  
Gagandeep Jaswal, Acting Legislative Coordinator

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

The meeting was called to order at 7:01 p.m. and adjourned at 7:24 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 (arrived - 7:05 p.m.), Regional Councillor Keenan, Regional Councillor Medeiros (arrived - 7:03 p.m.), Regional Councillor Fortini, Regional Councillor Toor (arrived - 7:09 p.m.), and City Councillor Power.

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

**2. Approval of Agenda**

**PDC088-2024**

That the agenda for the Planning and Development Committee Meeting of May 6, 2024, be approved, as amended, as follows:

**To defer** the following items to the June 17, 2024 Planning and Development Committee meeting:

Item 7.2 – Staff Report re: Application to Amend the Zoning By-law, Bousfields Inc., c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010

Item 11.3 – Correspondence re: Application to Amend the Zoning By-law, Bousfields Inc., c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010

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, 11.1, and 11.2)

The following motion was considered:

**PDC089-2024**

That the following items to the Planning and Development Committee Meeting of May 6, 2024, be approved as part of Consent:

7.1, 11.1, and 11.2

Carried

## **5. Statutory Public Meeting Reports**

- 5.1 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law and a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., CSCW 2084 Venture Inc., CL5R Inc., CSCW 740 Inc., and CS0006 Venture Inc., Ward 10, File: OZS-2022-0015

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

Armando Ricci, Brampton Resident, expressed concerns regarding the potential impacts of the proposed development to the subject area. The resident noted that the development of infrastructure in the area would occur concurrently with the proposed development, which could increase traffic congestion. The resident also asked for further information on the potential widening of Clarkway Drive.

Committee advised that the concerns and questions raised by the resident would be addressed in a future staff report.

The following motion was considered:

### **PDC090-2024**

1. That the presentation from Arjun Singh, Planner, Development Services, to the Planning and Development Committee Meeting of May 6, 2024, re: **Application to Amend the Official Plan and Zoning By-law and a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., CSCW 2084 Venture Inc., CL5R Inc., CSCW 740 Inc., and CS0006 Venture Inc., 0, 10742, 10778, 10786 Clarkway Drive and 0 Countryside Drive, Ward 10, File: OZS-2022-0015**, be received; and
2. That the following delegation re: Application to Amend the Official Plan and Zoning By-law and a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., CSCW 2084 Venture Inc., CL5R Inc., CSCW 740 Inc.,

and CS0006 Venture Inc., 0, 10742, 10778, 10786 Clarkway Drive and 0 Countryside Drive, Ward 10, File: OZS-2022-0015 to the Planning and Development Committee Meeting of May 6, 2024, be received:

1. Armando Ricci, Brampton Resident

Carried

- 5.2 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., on behalf of 2391057 Ontario Inc., 0 Father Tobin Road, Ward 9, File: OZS-2024-0011

Item 6.2 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, or delegate to this item, no one responded. Therefore, the Chair proceeded to adjourn this public meeting item.

The registered delegates, Marc DeNardis and Michelle Harris, on behalf of Gagnon Walker Domes, were present but did not address Committee.

The following motion was considered:

**PDC091-2024**

That the presentation from Harjot Sra, Planner, Development Services, to the Planning and Development Committee Meeting of May 6, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., on behalf of 2391057 Ontario Inc., 0 Father Tobin Road, Ward 9, File: OZS-2024-0011**, be received.

Carried

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

- 6.1 Possible Delegations re: Proposed Site Specific Amendment to the Sign By-law 399-2002, as amended, Rail Bridge Overpass Banner Signs, Wards 1, 3, and 8

In response to the Chair's query if anyone present would like to delegate to this item, no one responded. Therefore, the Chair proceeded to adjourn this item.

- 6.2 Delegation re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., on behalf of 2391057 Ontario Inc., 0 Father Tobin Road, Ward 9, File: OZS-2024-0011

## **Dealt with under Item 5.2 - Recommendation PDC091-2024**

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

- 7.1 Staff Report re: Proposed Site Specific Amendment to the Sign By-law 399-2002, as amended, Rail Bridge Overpass Banner Signs, Wards 1, 3, and 8

The following motion was approved on consent:

#### **PDC092-2024**

1. That the report from Tara Hunter, Manager, Sponsorship and Corporate Development, Economic Development, to the Planning and Development Committee Meeting of May 6, 2024, re: **Proposed Site Specific Amendment to the Sign By-law 399-2002, as amended, Rail Bridge Overpass Banner Signs, Wards 1, 3, and 8**, 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

- 7.2 Staff Report re: Application to Amend the Zoning By-law, Bousfields Inc., c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010

## **Deferred under Item Approval of Agenda – Recommendation PDC088-2024**

- 7.3 Staff Report re: Application to Amend the Official Plan and the Zoning By-law, Glen Schnarr and Associates Inc., 13514161 Canada Inc., 8654 Mississauga Road, Ward 6, File: OZS-2022-0017

Staff commented that through working with the applicant and the City's Community Services team, as directed by Committee, they were able to reach an agreement to shift access to City-owned lands, west of the proposed development site. Staff also advised that the draft by-law will be updated to reflect these changes.

Chair Palleschi commented that this item be referred to the next meeting of Council for consideration of the updated wording.

The following motion was considered:

#### **PDC093-2024**

That the report from Nasir Mahmood, Planner, Development Services, to the Planning and Development Committee Meeting of May 6, 2024, re: **Application to Amend the Official Plan and the Zoning By-law, Glen Schnarr and Associates Inc., 13514161 Canada Inc., 8654 Mississauga Road, Ward 6, File: OZS-2022-0017**, be referred to the May 15, 2024 Council meeting.

Carried

## 8. **Committee Minutes**

### 8.1 Minutes - Active Transportation Advisory Committee - April 9, 2024

The following motion was considered:

#### **PDC094-2024**

That the Minutes of the Active Transportation Advisory Committee meeting of April 9, 2024, Recommendations ATC011-2024 - ATC021-2024, to the Planning and Development Committee Meeting of May 6, 2024, be approved as published and circulated.

The recommendations were approved as follows:

#### **ATC011-2024**

That the agenda for the Active Transportation Advisory Committee Meeting of April 9, 2024, be approved as amended:

#### **To Add:**

7.5 Discussion at the request of Councillor Santos: **Bike Lanes on Royal West Drive**

#### **ATC012-2024**

That the presentation from Stephane Laidlaw, Co-Chair, re: **Wayfinding Signage**, to the Active Transportation Advisory Committee Meeting of April 9, 2024, be received.

#### **ATC013-2024**

That the presentation from Kristina Dokoska, Policy Planner, Environment and Development Engineering, Planning Building and Growth Management, re: **Grow Green Award**, to the Active Transportation Advisory Committee Meeting of April 9, 2024, be received.

#### **ATC014-2024**

That the delegation from David Laing, Brampton Resident, re: **The 2024 Improvement Plans for The Vodden Street Bike Lanes**, to the Active Transportation Advisory Committee Meeting of April 9, 2024, be received.

#### **ATC015-2024**

1. That the presentation from Cindy Evans, Citizen Member, re: **Howden Road Bicycle Lane at Intersection of Dixie road and Howden Road**, to the Active Transportation Advisory Committee Meeting of April 9, 2024, be received; and,
2. That staff be directed to work with Strategic Communications and Public Works and Engineering to produce education videos to assist with educating the public on safety in sharing the road and active transportation infrastructure and with input from members of the Active Transportation Advisory Committee.

#### **ATC016-2024**

That the verbal update from Rowaidah Chaudhry, Transportation Planner, Planning Building and Growth Management, re: **Knightsbridge and King's Cross Intersection**, to the Active Transportation Advisory Committee Meeting of April 9, 2024, be received.

#### **ATC017-2024**

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 April 9, 2024, be received.

#### **ATC018-2024**

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

#### **ATC019-2024**

That the verbal update from Dayle Laing, Citizen Member, be **referred** to Parks Maintenance staff to report back to the Committee of Council meeting of April 24, 2024, re: How trails are scheduled to be repaved, and current maintenance practices.

#### **ATC020-2024**

That the memorandum from Kevin Minaker, Traffic Operations and Parking, Public Works and Engineering, re: **Process and Timeline for Installing Regulatory Signs on New Bike Lanes and Amendments to the By-law (Peter Robertson Blvd - Bramalea Rd and Dixie Rd)**, to the Active Transportation Advisory Committee Meeting of April 9, 2024, be received.

**ATC021-2024**

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 from Nando Iannicca, Regional Chair and CEO, Region of Peel, dated April 22, 2024, re: City of Mississauga's Major Transit Station Area Official Plan Amendments 142, 143, 144 and 146 - Regional Staff Review, Updates and Recommendations

The following motion was approved on consent:

**PDC095-2024**

That the following correspondence from Nando Iannicca, Regional Chair and CEO, Region of Peel, dated April 22, 2024, re: **City of Mississauga's Major Transit Station Area Official Plan Amendments 142, 143, 144 and 146 - Regional Staff Review, Updates and Recommendations**, to the Planning and Development Committee Meeting of May 6, 2024, be received.

Carried



- 11.2 Correspondence re: Application to Amend the Official Plan and the Zoning By-law, Glen Schnarr and Associates Inc., 13514161 Canada Inc., 8654 Mississauga Road, Ward 6, File: OZS-2022-0017

The following motion was approved on consent:

**PDC096-2024**

That the following correspondence re: **Application to Amend the Official Plan and the Zoning By-law, Glen Schnarr and Associates Inc., 13514161 Canada Inc., 8654 Mississauga Road, Ward 6, File: OZS-2022-0017** to the Planning and Development Committee Meeting of May 6, 2024, be received:

1. Maureen C. Fautley, Brampton Resident, dated May 6, 2024.

Carried

- 11.3 Correspondence re: Application to Amend the Zoning By-law, Bousfields Inc., c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010

**Deferred under Item Approval of Agenda – Recommendation PDC088-2024**

**12. Councillor Question Period**

Nil

**13. Public Question Period**

Jason Alphonso, Glen Schnarr and Associates Inc., on behalf of Umbria Developers, referenced Item 7.3 on the agenda and asked for clarification regarding the recommendations of the report.

Chair Palleschi responded that the item, including the recommendations, has been referred to the Council meeting of May 15, 2024, for ratification and possible amendments.

**14. Closed Session**

Nil

15. **Adjournment**

**PDC097-2024**

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, May 27, 2023, at 1:00 p.m. or at the call of the Chair.

Carried

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Regional Councillor M. Palleschi, Chair