



BRAMPTON

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

Monday, June 17, 2024

2. **Approval of Agenda**

PDC107-2024

That the agenda for the Planning and Development Committee Meeting of June 17, 2024, be approved, as amended, as follows:

To add:

Item 9.1 - Discussion Item at the request of Chair Palleschi re: Surety Bonds, Letters of Credit and Development Charges

Carried

4. **Consent Motion**

PDC108-2024

That the following items to the Planning and Development Committee Meeting of June 17, 2024, be approved as part of Consent:

~~7.3, 7.4,~~ 7.6, 7.7, 7.8, 7.9, 7.10, 8.1

Carried

Note: Later in the meeting, on a two-thirds majority vote to re-open the question, the agenda was re-opened and Items 7.3 and 7.4 were removed from Consent and dealt with during the meeting (see **PDC122-2024** and **PDC123-2024** below).

5. Statutory Public Meeting Reports

5.1 Staff Presentation re: City-wide Community Improvement Plan for Affordable Housing

PDC109-2024

1. That the presentation from Melinda Yogendran, Principal Planner/Supervisor, Integrated City Planning, to the Planning and Development Committee Meeting of June 17, 2024, re: **City-wide Community Improvement Plan for Affordable Housing**, be received;
2. That the report from Melinda Yogendran, Principal Planner/Supervisor, Integrated City Planning, to the Planning and Development Committee Meeting of June 17, 2024, re: City-wide Community Improvement Plan for Affordable Housing, be received; and
3. That the following delegation re: City-wide Community Improvement Plan for Affordable Housing to the Planning and Development Committee Meeting of June 17, 2024, be received:
 1. Sylvia Roberts, Brampton Resident.

Carried

5.2 Staff Presentation re: City-initiated Zoning By-law Amendment - Changes in Residential Driveway Standards, Wards 1, 3, 4, 5, 7 and 8

PDC110-2024

1. That the presentation from Edwin Li, Planner, Integrated City Planning, to the Planning and Development Committee Meeting of June 17, 2024, re: **City-initiated Zoning By-law Amendment - Changes in Residential Driveway Standards, Wards 1, 3, 4, 5, 7 and 8**, be received; and
2. That the following delegations re: City-initiated Zoning By-law Amendment - Changes in Residential Driveway Standards, Wards 1, 3, 4, 5, 7 and 8 to the Planning and Development Committee Meeting of June 17, 2024, be received:
 1. Carol Danchuk, Brampton Resident
 2. Margaret Wise-Hellmuth, Brampton Resident
 3. Michelle Gauthier, Brampton Resident

4. Cynthia Sri Pragash, Brampton Resident.

Carried

5.3 Staff Presentation re: Application to Amend the Zoning By-law, G-Force Urban Planners, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045

PDC111-2024

1. That the presentation from Harsh Padhya, Planner, Development Services, to the Planning and Development Committee Meeting of June 17, 2024, re: **Application to Amend the Zoning By-law, G-Force Urban Planners, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045**, be received;
2. That the following delegations re: Application to Amend the Zoning By-law, G-Force Urban Planners, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045 to the Planning and Development Committee Meeting of June 17, 2024, be received; and
 1. Cynthia Sri Pragash, Brampton Resident
 2. Raymond Carle, Brampton Resident
 3. Rupinder Kharbanda and Jasbeer Kharbanda, Brampton Residents
 4. Manni Chauhan, G-Force Urban Planners, on behalf of the applicant
3. That the following correspondence re: Application to Amend the Zoning By-law, G-Force Urban Planners, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045 to the Planning and Development Committee Meeting of June 17, 2024, be received:
 1. Muhammad (Brian) Ilyas, Brampton Resident, dated June 17, 2024.

Carried

5.4 Staff Presentation re: Application to Amend the Zoning By-law, Korsia Planning - Mattamy (Credit River) Limited, 10201 Mississauga Road and 0 Mississauga Road, Ward 6, File: OZS-2024-0030

PDC112-2024

That the presentation from Yin Xiao, Principle Planner/Supervisor, Development Services, to the Planning and Development Committee Meeting of June 17, 2024, re: **Application to Amend the Zoning By-law, Korsiak Planning - Mattamy (Credit River) Limited, 10201 Mississauga Road and 0 Mississauga Road, Ward 6, File: OZS-2024-0030**, be received.

Carried

- 5.5 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Amdev Property Group, 23, 25, 27, and 29 Mill Street North and 53 Nelson Street West, Ward 1, File: OZS-2024-0033

PDC113-2024

1. That the presentation from Chinoye Sunny, Planner, Development Services, to the Planning and Development Committee Meeting of June 17, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Amdev Property Group, 23, 25, 27, and 29 Mill Street North and 53 Nelson Street West, Ward 1, File: OZS-2024-0033**, be received;
2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Amdev Property Group, 23, 25, 27, and 29 Mill Street North and 53 Nelson Street West, Ward 1, File: OZS-2024-0033 to the Planning and Development Committee Meeting of June 17, 2024, be received; and
 1. Richard Domes, Gagnon Walker Domes, on behalf of the applicant
 2. Patrick Silva, Brampton Resident
 3. Sharon Fraser, Brampton Resident
3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Amdev Property Group, 23, 25, 27, and 29 Mill Street North and 53 Nelson Street West, Ward 1, File: OZS-2024-0033 to the Planning and Development Committee Meeting of June 17, 2024, be received:
 1. Patrick and Theresa Silva, Brampton Residents, dated June 2, 2024
 2. Kim McDonald-Taylor, Brampton Resident, dated May 28, 2024

3. Louise Humphreys, Brampton Resident, dated June 11, 2024
4. Bernard Cassar, Brampton Resident, dated June 11, 2024
5. Cassar Property Management Inc., dated June 11, 2024
6. Mark Figiel, Brampton Resident, dated June 11, 2024.

Carried

- 5.6 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, SGL Planning and Design Inc., Constantine Enterprises Inc., 104 and 118 Queen Street West, Ward 1, File: OZS-2024-0034

PDC114-2024

1. That the presentation from Chinoye Sunny, Planner, Development Services, to the Planning and Development Committee Meeting of June 17, 2024, re: **Application to Amend the Official Plan and Zoning By-law, SGL Planning and Design Inc., Constantine Enterprises Inc., 104 and 118 Queen Street West, Ward 1, File: OZS-2024-0034**, be received;
2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, SGL Planning and Design Inc., Constantine Enterprises Inc., 104 and 118 Queen Street West, Ward 1, File: OZS-2024-0034 to the Planning and Development Committee Meeting of June 17, 2024, be received; and
 1. Emma Jones, Brampton Resident
 2. Charles Foster, Brampton Resident
 3. Sonja and David Thiessen, Brampton Residents
 4. Telma Melo, Brampton Resident
 5. Sylvia Roberts, Brampton Resident
 6. Raymond Ziemba, SGL Planning and Design Inc.
3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, SGL Planning and Design Inc., Constantine Enterprises Inc., 104 and 118 Queen Street West, Ward 1, File: OZS-2024-0034 to the Planning and Development Committee Meeting of June 17, 2024, be received:

1. Emma O'Malley, Brampton Resident, dated May 29, 2024
2. Emma Jones, Brampton Resident, dated June 10, 2024 (petition)
3. Cassar Property Management Inc., dated June 11, 2024
4. Bernard Cassar, Brampton Resident, dated June 11, 2024.

Carried

- 5.7 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., 2766321 Ontario Inc., 0 and 11860 Bramalea Road, Ward 9, File: OZS-2024-0036

PDC115-2024

1. That the presentation from Chinoye Sunny, Planner, Development Services, to the Planning and Development Committee Meeting of June 17, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., 2766321 Ontario Inc., 0 and 11860 Bramalea Road, Ward 9, File: OZS-2024-0036**, be received;
2. That the following delegation re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., 2766321 Ontario Inc., 0 and 11860 Bramalea Road, Ward 9, File: OZS-2024-0036 to the Planning and Development Committee Meeting of June 17, 2024, be received; and
 1. Michelle Harris and Marc DeNardis, Gagnon Walker Domes, on behalf of the applicant
3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., 2766321 Ontario Inc., 0 and 11860 Bramalea Road, Ward 9, File: OZS-2024-0036 to the Planning and Development Committee Meeting of June 17, 2024, be received:
 1. Keith MacKinnon, KLM Planning, on behalf of Patilda Construction Inc., DG Group, dated June 14, 2024
 2. Andrew Orr, Brampton Resident, dated June 15, 2024.

Carried

- 5.8 Staff Presentation re: Application to Amend the Zoning By-law, 2798536 Ontario Inc., 0 Highway 50, Ward 10, File: OZS-2024-0008

PDC116-2024

1. That the presentation from Sadaf Shahid-Hussain, Planner, Development Services, to the Planning and Development Committee Meeting of June 17, 2024, re: **Application to Amend the Zoning By-law, 2798536 Ontario Inc., 0 Highway 50, Ward 10, File: OZS-2024-0008**, be received; and
2. That the correspondence from Joseph Plutino, Mainline Planning Services Inc., dated June 11, 2024, re: Application to Amend the Zoning By-law, 2798536 Ontario Inc., 0 Highway 50, Ward 10, File: OZS-2024-0008 to the Planning and Development Committee Meeting of June 17, 2024, be received.

Carried

- 5.9 Staff Presentation re: Application to Amend the Zoning By-law, Gagnon Walker Domes, 23 Railroad Inc., 17595031 Railroad ME Inc., and 5519273548 Railroad ME Inc., Railroad Street, Mill Street North, and Elizabeth Street North, Ward 1, File: OZS-2024-0032

PDC117-2024

1. That the presentation from Arjun Singh, Planner, Development Services, to the Planning and Development Committee Meeting of June 17, 2024, re: **Application to Amend the Zoning By-law, Gagnon Walker Domes, 23 Railroad Inc., 17595031 Railroad ME Inc., and 5519273548 Railroad ME Inc., Railroad Street, Mill Street North, and Elizabeth Street North, Ward 1, File: OZS-2024-0032**, be received; and
2. That the following delegations re: Application to Amend the Zoning By-law, Gagnon Walker Domes, 23 Railroad Inc., 17595031 Railroad ME Inc., and 5519273548 Railroad ME Inc., Railroad Street, Mill Street North, and Elizabeth Street North, Ward 1, File: OZS-2024-0032 to the Planning and Development Committee Meeting of June 17, 2024, be received:
 1. Andrew Walker, Gagnon Walker Domes, on behalf of the applicant
 2. Sharon Fraser, Brampton Resident.

Carried

- 5.10 Staff Presentation re: Application to Amend the Zoning By-law, The Biglieri Group, on behalf of 1000469464 Ontario Inc., 0 Rollingwood Drive, Ward 4, File: OZS-2024-0028

PDC118-2024

1. That the presentation from Satwant Hothi, Planner, Development Services, to the Planning and Development Committee Meeting of June 17, 2024 re: **Application to Amend the Zoning By-law, The Biglieri Group, on behalf of 1000469464 Ontario Inc., 0 Rollingwood Drive, Ward 4, File: OZS-2024-0028**, be received;
2. That the following delegation re: Application to Amend the Zoning By-law, The Biglieri Group, on behalf of 1000469464 Ontario Inc., 0 Rollingwood Drive, Ward 4, File: OZS-2024-0028 to the Planning and Development Committee Meeting of June 17, 2024, be received; and
 1. Rachelle Larocque, The Biglieri Group, on behalf of the applicant
 2. Manjit Jassi and David Dhanoa, Brampton Residents
 3. Amandeep Malhi, Brampton Resident
 4. Harjot Dhanda, Brampton Resident
3. That the following correspondence re: Application to Amend the Zoning By-law, The Biglieri Group, on behalf of 1000469464 Ontario Inc., 0 Rollingwood Drive, Ward 4, File: OZS-2024-0028 to the Planning and Development Committee Meeting of June 17, 2024, be received:
 1. Manjit Jassi, Brampton Resident, dated June 16, 2024 (includes petition).

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: Request to Waive Zoning By-law Amendment Application Fee, New Life Community Church (NLCC), 9281 Goreway Drive, Ward 8

PDC119-2024

1. That the delegation from Ian Jones, BGI Group, on behalf of New Life Community Church (NLCC), re: **Request to Waive Zoning By-law Amendment Application Fee, New Life Community Church (NLCC)**,

9281 Goreway Drive, Ward 8 to the Planning and Development Committee Meeting of June 17, 2024, be received; and

2. That the correspondence from Rev. Darryl Price, New Life Community Church, dated June 3, 2024, re: Request to Waive Zoning By-law Amendment Application Fee, New Life Community Church (NLCC), 9281 Goreway Drive, Ward 8 to the Planning and Development Committee Meeting of June 17, 2024, be received.

Carried

- 6.2 Delegation re: Application to Amend the Official Plan and Zoning By-law, SGL Planning and Design Inc., Constantine Enterprises Inc., 104 and 118 Queen Street West, Ward 1, File: OZS-2024-0034

Dealt with under Item 5.6 - Recommendation PDC114-2024

- 6.3 Delegation 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

PDC120-2024

1. That the report from Edwin Li, Planner, Development Services, to the Planning and Development Committee Meeting of June 17, 2024, 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**, be received;
2. That the following delegations 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 to the Planning and Development Committee Meeting of June 17, 2024, be received;
 1. Jason Lodder, Brampton Resident
 2. John Collins, Brampton Resident
 3. Donald MacKenzie, Brampton Resident
3. That the following 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 to the Planning and Development Committee Meeting of June 17, 2024, be received; and

1. Jason Lodder, Brampton Resident, dated May 4, 2024
4. That the application for an Amendment to the Zoning By-law, submitted by Bousfields Inc., on behalf of Litwillow Holdings Ltd. (File: OZS-2021-0010), be refused, on the basis that:
 1. The proposed development is not compatible with the surrounding character of the existing built form,
 2. The size and scale of the proposed development will have undue traffic impact to the existing community taking into account the already approved developments just west of this proposed site,
 3. The development will have a negative effect on the ecosystem of Kiwanis Memorial Park and the Etobicoke Creek,
 4. The scale and massing of the proposed development does not fit within the existing street context.

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

Yea (10): Regional Councillor Palleschi, Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Kaur Brar, Regional Councillor Keenan, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

Carried (10 to 0)

- 6.4 Delegation re: Application to Amend the Official Plan and Zoning By-law, Amdev Property Group, 23, 25, 27, and 29 Mill Street North and 53 Nelson Street West, Ward 1, File: OZS-2024-0033

Dealt with under Item 5.5 - Recommendation PDC113-2024

- 6.5 Delegation re: Application to Amend the Zoning By-law, Gagnon Walker Domes, 23 Railroad Inc., 17595031 Railroad ME Inc., and 5519273548 Railroad ME Inc., Railroad Street, Mill Street North, and Elizabeth Street North, Ward 1, File: OZS-2024-0032

Dealt with under Item 5.9 - Recommendation PDC117-2024

- 6.6 Delegation re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., 2766321 Ontario Inc., 0 and 11860 Bramalea Road, Ward 9, File: OZS-2024-0036

Dealt with under Item 5.7 - Recommendation PDC115-2024

- 6.7 Delegation re: Application to Amend the Zoning By-law, Kaneff Group, 210 and 220 Steeles Avenue West, Ward 3, File: OZS-2022-0023

PDC121-2024

1. That the report from Harsh Padhya, Planner, Development Services, to the Planning and Development Committee of June 17, 2024 re:
Application to Amend the Zoning By-law, Kaneff Group, 210 and 220 Steeles Avenue West, Ward 3, File: OZS-2022-0023, be received;
2. That the application for an Amendment to the Zoning By-law submitted by Kaneff Group, (File: OZS-2022-0023) be approved, on the basis that it represents good planning, has regard for the Planning Act, is consistent with 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 13 to 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;
5. That the delegation from Rajashree Basu, Brampton Resident, re: Application to Amend the Zoning By-law, Kaneff Group, 210 and 220 Steeles Avenue West, Ward 3, File: OZS-2022-0023 to the Planning and Development Committee Meeting of June 17, 2024, be received; and
6. That the correspondence from Alexander J. Suriano, Aird & Berlis LLP, on behalf of Hillside TO Properties Inc., dated June 17, 2024, re: Application to Amend the Zoning By-law, Kaneff Group, 210 and 220 Steeles Avenue West, Ward 3, File: OZS-2022-0023 to the Planning and Development Committee Meeting of June 17, 2024, be received.

Carried

- 6.8 Delegation re: Application to Amend the Zoning By-law, G-Force Urban Planners, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045

Dealt with under Item 5.3 - Recommendation PDC111-2024

- 6.9 Delegation re: Application to Amend the Zoning By-law, The Biglieri Group, on behalf of 1000469464 Ontario Inc., 0 Rollingwood Drive, Ward 4, File: OZS-2024-0028

Dealt with under Item 5.10 - Recommendation PDC118-2024

- 6.10 Delegation re: City-wide Community Improvement Plan for Affordable Housing

Dealt with under Item 5.1 - Recommendation PDC109-2024

- 6.11 Delegation re: City-initiated Zoning By-law Amendment - Changes in Residential Driveway Standards, Wards 1, 3, 4, 5, 7 and 8

Dealt with under Item 5.2 - Recommendation PDC110-2024

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: City-wide Community Improvement Plan for Affordable Housing

Dealt with under Item 5.1 - Recommendation PDC109-2024

- 7.2 Staff Report re: City-initiated By-law - Right of Entry for Maintenance (Friendly Neighbour By-law)

PDC122-2024

1. That the report from Noel Cubacub, Planner, Integrated City Planning, to the Planning and Development Committee Meeting of June 17, 2024 re: **City-initiated By-law - Right of Entry for Maintenance (Friendly Neighbour By-law)**, be **referred** to the Committee of Council meeting of June 19, 2024; and

2. That the following correspondence re: City-initiated By-law - Right of Entry for Maintenance (Friendly Neighbour By-law) to the Planning and Development Committee Meeting of June 17, 2024, be **referred** to the Committee of Council meeting of June 19, 2024:

1. Mitchell Taleski, Paradise Developments, dated June 12, 2024
2. Victoria Mortelliti, BiLD, dated June 13, 2024.

Carried

- 7.3 Staff Report re: City-initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan Area 49, Ward 10

PDC123-2024

1. That the report from Tristan Costa, Planner, Integrated City Planning, to the Planning and Development Committee Meeting of June 17, 2024, re: **City-initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan Area 49, Ward 10**, be **deferred** to a future meeting of the Planning and Development Committee; and
2. That the following correspondence re: City-initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan Area 49, Ward 10 to the Planning and Development Committee Meeting of June 17, 2024, be **deferred** to a future meeting of the Planning and Development Committee:
 1. Keith MacKinnon, KLM Planning, on behalf of Sandringham Place Inc., DG Group, dated June 17, 2024.

Carried

- 7.4 Staff Report re: Application to Amend the Zoning By-law, Kaneff Group, 210 and 220 Steeles Avenue West, Ward 3, File: OZS-2022-0023

Dealt with under Item 6.7 - Recommendation PDC121-2024

- 7.5 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

Dealt with under Item 6.3 - Recommendation PDC120-2024

- ^7.6 Staff Report re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., 10307 Clarkway Developments Limited, 10307 Clarkway Drive, Ward 10, File: OZS-2021-0057

PDC124-2024

1. That the report from Arjun Singh, Planner, Development Services, to the Planning and Development Committee Meeting of June 17, 2024, re: **Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., 10307 Clarkway Developments Limited, 10307 Clarkway Drive, Ward 10, File: OZS-2021-0057**, 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., on behalf of 10307 Clarkway Developments Limited. (File: OZS-2021-0057), 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 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 (10.4) of the Planning Act, R.S.O., as amended.

Carried

- ^7.7 Staff Report re: Application for Temporary Zoning By-law Amendment, Brutto Planning Consultant Ltd., Highway 50 Business Park Ltd., 11176 Highway 50, Ward 10, File: OZS-2023-0042

PDC125-2024

1. That the report from Angelo Ambrico, Manager, Development Services, to the Planning and Development Committee Meeting of June 17, 2024, re: **Application for Temporary Zoning By-law Amendment, Brutto Planning Consultant Ltd., Highway 50 Business Park Ltd., 11176 Highway 50, Ward 10, File: OZS-2023-0042**, be received;

2. That the application for Temporary Zoning By-law Amendment, submitted by Brutto Planning Consultant Ltd., on behalf of Highway 50 Business Park Ltd., be approved on the basis 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 the Recommendation Report;
3. That in accordance with the Planning Act, Council supports the proposed temporary use for a period of up to 3 years from the date of adoption of the By-law included as Attachment 10 to this report. Should the Ministry of Transportation (MTO) confirm that the temporary use may continue to a date after September 2025, an amending by-law to reflect the new expiry date shall be advanced for Council adoption, and no further public meeting shall be required pursuant to Section 34(17) of the Planning Act;
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 Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

^7.8 Staff Report re: Application to Amend the Official Plan and Zoning By-law, Mainline Planning Services Inc., 7835 Mississauga Road Holdings Inc., 7835 Mississauga Road, Ward 6, File: OZS-2024-0009

PDC126-2024

1. That the report from Arjun Singh, Planner, Development Services, to the Planning and Development Committee Meeting of June 17, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Mainline Planning Services Inc., 7835 Mississauga Road Holdings Inc., 7835 Mississauga Road, Ward 6, File: OZS-2024-0009**, be received;
2. That the application for an Amendment to the Zoning By-law and Official Plan, submitted by Mainline Planning Services Inc., on behalf of 7835 Mississauga Road Holdings Inc. (File: OZS-2024-0009), 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;
4. That the amendment to the Official Plan, generally in accordance with the attached Attachment 11 to this report, be adopted; and
5. That no further notice or public meeting be required for the attached Zoning By-law Amendment and Official Plan Amendment pursuant to Section 34 (10.4) and Section 22 (6.1) of the Planning Act, R.S.O., as amended.

Carried

^7.9 Staff Report re: Application for Temporary Zoning By-law Amendment, Falcon Investment Group Inc., Blackthorn Development Corp., 11462 Coleraine Drive, Ward 10, File: OZS-2023-0029

PDC127-2024

1. That the report from Angelo Ambrico, Manager, Development Services, to the Planning and Development Committee Meeting of June 17, 2024, re: **Application for Temporary Zoning By-law Amendment, Falcon Investment Group Inc., Blackthorn Development Corp., 11462 Coleraine Drive, Ward 10, File: OZS-2023-0029**, be received;
2. That the application for Temporary Zoning By-law Amendment, submitted by Blackthorn Development Corp., on behalf of Falcon Investment Group Inc., be approved on the basis 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 the Recommendation Report;
3. That in accordance with the Planning Act, Council supports the proposed temporary use for a period of up to 3 years from the date of adoption of the by-law included as Attachment 11 to this report. Should the Ministry of Transportation (MTO) confirm that the temporary use may continue to a date after September 2025, an amending by-law to reflect the new expiry date (which will not exceed the three year limit) shall be advanced for

Council adoption, and no further public meeting shall be required pursuant to Section 34(17) of the Planning Act;

4. That prior to staff forwarding the by-law for Council enactment, written confirmation is to be received from the Ministry of Transportation confirming that they have no objection to the temporary use by-law; and revisions to the Traffic Impact Study (TIS) to resolve remaining technical issues and update the methodology for trip generation are to be received to the satisfaction of the Commissioner of Public Works at the Region of Peel;
5. That the amendment to the Zoning By-law generally in accordance with the attached Attachment 11 to this report be adopted; and,
6. 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

^7.10 Staff Report re: Application for Temporary Zoning By-law Amendment, Mayfield Investment Group Corp., Design Plan Services Inc., 11470 Coleraine Drive, Ward 10, File: OZS-2023-0032

PDC128-2024

1. That the report from Angelo Ambrico, Manager, Development Services, to the Planning and Development Committee Meeting of June 17, 2024, re: **Application for Temporary Zoning By-law Amendment, Mayfield Investment Group Corp., Design Plan Services Inc., 11470 Coleraine Drive, Ward 10, File: OZS-2023-0032**, be received;
2. That the application for Temporary Zoning By-law Amendment, submitted by Design Plan Services Inc., on behalf of Mayfield Investment Group Corp., be approved on the basis 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 the Recommendation Report;
3. That in accordance with the Planning Act, Council supports the proposed temporary use for a period of up to 3 years from the date of adoption of the By-law included as Attachment 11 to this report. Should the Ministry of

Transportation (MTO) confirm that the temporary use may continue to a date after September 2025, an amending by-law to reflect the new expiry date shall be advanced for Council adoption, and no further public meeting shall be required pursuant to Section 34(17) of the Planning Act;

4. That prior to staff forwarding the by-law to Council for enactment, written confirmation is to be received from the Ministry of Transportation confirming that they have no objection to the temporary use by-law; and revisions to the Traffic Impact Study (TIS) to resolve remaining technical issues and update the methodology for trip generation are to be received to the satisfaction of the Commissioner of Public Works at the Region of Peel;
5. That the amendment to the Zoning By-law generally in accordance with the attached Attachment 11 to this report be adopted; and,
6. 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

- 7.11 Staff Report re: Alternative Process to City-Initiated Secondary Plan Amendment through Precinct Planning, Gore Meadows Secondary Plan Area 56, Ward 10

PDC129-2024

That the report from Samantha Dela Pena, Planner, Development Services, to the Planning and Development Committee Meeting of June 17, 2024, re:

Alternative Process to City-Initiated Secondary Plan Amendment through Precinct Planning, Gore Meadows Secondary Plan Area 56, Ward 10, be **deferred** to a future meeting of the Planning and Development Committee.

Carried

8. **Committee Minutes**

^8.1 Minutes - Brampton Heritage Board - May 21, 2024

PDC130-2024

That the Minutes of the Brampton Heritage Board meeting of May 21, 2024, Recommendations HB018-2024 - HB025-2024, to the Planning and Development Committee Meeting of June 17, 2024, be approved as published and circulated.

The recommendations were approved as follows:

HB018-2024

That the agenda for the Brampton Heritage Board meeting of May 21, 2024 be approved as amended **to add** the following:

14.1 Announcement at the request of Steve Collie, Co-Chair, re: **Michael Avis, Celebration of Life**

HB019-2024

1. That the report from Arpita Jambekar, Heritage Planner, dated May 1, 2024, to the Brampton Heritage Board Meeting of May 21, 2024, re: **Heritage Conservation Plan, 12061 Hurontario Street - Ward 2**, be received;
2. That the Heritage Conservation Plan, prepared by Giaimo Architects, dated January 17, 2024, be received;
3. That a Heritage Easement Agreement for the property at 12061 Hurontario Street be endorsed; and,
4. That the Heritage Protection Plan and Commemoration Plan, prepared by Giaimo Architects, recommended in the Heritage Conservation Plan be approved.

HB020-2024

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board Meeting of May 21, 2024, re: **Heritage Impact Assessment, 55-65 Park Street – Ward 1**, be received;
2. That the Heritage Impact Assessment for the properties at 55-65 Park Street prepared by Letourneau Heritage Consultants (LHC) dated August 9, 2023 be received; and,

3. That as designs for the proposed townhouse podium progress, the materiality and design of the townhouse podium further consider the eclectic nature of the surrounding residential buildings.

HB021-2024

1. That the report from Tom Tran, Heritage Planner, to the Brampton Heritage Board Meeting of May 21, 2024, re: **Heritage Permit Application – 1300 Steeles Avenue E – Ward 3**, be received; and,
2. That the Heritage Permit application for 1300 Steeles Avenue E to undertake the following be approved:
 - i. Restore and repaint exterior metal cladding;
 - ii. Remove the deteriorated privacy window film on the upper floor.

HB022-2024

1. That the report from Arpita Jambekar, Heritage Planner, dated April 17, 2024, to the Brampton Heritage Board Meeting of May 21, 2024, re: **Heritage Permit Application – 860-870 North Park Drive –Ward 7**, be received;
2. That the Heritage Permit application for 860-870 North Park Drive for the construction of the new one-storey commercial building be approved, subject to the following condition:
 - i. That Archeological monitoring be carried out on site during the excavation process.

HB023-2024

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board Meeting of May 21, 2024, re: **Intention to rename Designated Heritage Property Incentive Grant Program**, be received;
2. That the renaming of the Heritage Grant to “Paul Willoughby Heritage Incentive Grant” be approved; and,
3. That staff be authorized to publish and serve the Public Notice of renaming of the Heritage Incentive Grant Program.

HB024-2024

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board Meeting of May 21, 2024, re: **Information Report –11722 Mississauga Road (Dolson House), Ward 6**, be received;

2. That the recommendation to Repeal of Designation By-law for the property be approved.

HB025-2024

That Brampton Heritage Board do now adjourn to meet again on June 18, 2024 at 7:00 p.m.

Carried

9. Other Business/New Business

- 9.1 Discussion Item at the request of Chair Palleschi re: Surety Bonds, Letters of Credit and Development Charges

PDC131-2024

Whereas in 2023, Brampton launched its Municipal Brampton Housing Pledge, outlining the City's commitment to the Province's goal of achieving 1.5 million new housing units by 2031, with the specific municipal target of 113,000 new homes;

Whereas the Ontario Housing Affordability Task Force has identified options that the Province and it's municipalities could adopt to help achieve these targets, including the use of surety bonds for development agreements;

Whereas the City of Brampton is committed to unlocking more housing, streamlining development approvals, removal of barriers, and accelerated planning in support of the Province's housing target;

Therefore, be it resolved that Council direct staff to report back to the Planning and Development Committee on the potential use of surety bonds as a financial security for development projects to secure municipal agreements.

Carried

11. Correspondence

- 11.1 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

Dealt with under Item 6.3 - Recommendation PDC120-2024

- 11.2 Correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated May 27, 2024, re: Proposed Amendments to Ontario Regulation 525/97 to Exempt Certain Official Plan Matters from Approval under the Planning Act

PDC132-2024

That the following correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated May 27, 2024, re: **Proposed Amendments to Ontario Regulation 525/97 to Exempt Certain Official Plan Matters from Approval under the Planning Act**, to the Planning and Development Committee Meeting of June 17, 2024, be received.

Carried

- 11.3 Correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated May 28, 2024, re: Bill 162, Get It Done Act, 2024 Receives Royal Assent

PDC133-2024

That the following correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated May 28, 2024, re: **Bill 162, Get It Done Act, 2024 Receives Royal Assent**, to the Planning and Development Committee Meeting of June 17, 2024, be received.

Carried

- 11.4 Correspondence from Raghbir Chaggar, Gobind Marg Charitable Trust Ontario, dated June 5, 2024, re: Request to Reinstate Ministerial Zoning Order (MZO) for Gobind Marg Charitable Trust and Gobind Sarvar

The following motion was considered:

PDC134-2024

Whereas on September 29, 2021, the City of Brampton passed Resolutions C329-2021 and C330-2021 endorsing support for four separate Ministerial Zoning Order (MZO) requests – one of them being a request from the Gobind Marg Charitable Trust Ontario to develop lands municipally known as Part of Lot

16, Concession 11 ND (5253 Countryside Dr. / Coleraine Dr.) in the City of Brampton as a state-of-the art integrated school and place of worship;

Whereas on January 28, 2022, the Ministry of Municipal Affairs and Housing issued O.Reg 38/22 to facilitate the development of an integrated elementary and secondary school and associated place of worship;

Whereas on March 5, 2024, the Gobind Marg Charitable Trust submitted a site plan pre-consultation application for development of the site (PRE-2024-0034) to demonstrate progress towards development of the subject lands;

Whereas on April 10, 2024, the City of Brampton received a letter from the Ministry of Municipal Affairs and Housing indicating the Minister has revoked O.Reg 38/22, given insufficient progress of development approvals associated with the site;

Whereas the MZO request by the Gobind Marg Charitable Trust continues offer an opportunity for the city to work collaboratively with relevant stakeholders to develop the site in a manner that supports a mix of employment and institutional land use to enrich the community for residents of Brampton;

NOW THEREFORE BE IT RESOLVED,

THAT the Commissioner of Planning, Building and Growth Management be directed to meet with the Ministry of Municipal Affairs and Housing and Gobind Marg Charitable Trust and facilitate meetings concerning possible re-consideration of the April 10, 2024, Ministerial Decision to revoke O.Reg 38/22.

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

Yea (10): Regional Councillor Palleschi, Deputy Mayor Singh, Regional Councillor Santos , Regional Councillor Vicente, Regional Councillor Kaur Brar, Regional Councillor Keenan, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power

Carried (10 to 0)

- 11.5 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Amdev Property Group, 23, 25, 27, and 29 Mill Street North and 53 Nelson Street West, Ward 1, File: OZS-2024-0033

Dealt with under Item 5.5 - Recommendation PDC113-2024

- 11.6 Correspondence re: Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, SGL Planning and Design Inc., Constantine Enterprises Inc., 104 and 118 Queen Street West, Ward 1, File: OZS-2024-0034

Dealt with under Item 5.6 - Recommendation PDC114-2024

- 11.7 Correspondence re: Application to Amend the Zoning By-law, 2798536 Ontario Inc., 0 Highway 50, Ward 10, File: OZS-2024-0008

Dealt with under Item 5.8 - Recommendation PDC116-2024

- 11.8 Correspondence re: City-initiated By-law - Right of Entry for Maintenance (Friendly Neighbour By-law)

Dealt with under Item 7.2 - Recommendation PDC122-2024

- 11.9 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., 2766321 Ontario Inc., 0 and 11860 Bramalea Road, Ward 9, File: OZS-2024-0036

Dealt with under Item 5.7 - Recommendation PDC115-2024

- 11.10 Correspondence re: Application to Amend the Zoning By-law, The Biglieri Group, on behalf of 1000469464 Ontario Inc., 0 Rollingwood Drive, Ward 4, File: OZS-2024-0028

Dealt with under Item 5.10 - Recommendation PDC118-2024

- 11.11 Correspondence re: Application to Amend the Zoning By-law, Kaneff Group, 210 and 220 Steeles Avenue West, Ward 3, File: OZS-2022-0023

Dealt with under Item 6.7 - Recommendation PDC121-2024

- 11.12 Correspondence re: Request to Waive Zoning By-law Amendment Application Fee, New Life Community Church (NLCC), 9281 Goreway Drive, Ward 8

Dealt with under Item 6.1 - Recommendation PDC119-2024

- 11.13 Correspondence re: City-initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan Area 49, Ward 10

Dealt with under Item 7.3 - Recommendation PDC123-2024

- 11.14 Correspondence re: Application to Amend the Zoning By-law, G-Force Urban Planners, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045

Dealt with under Item 5.3 - Recommendation PDC111-2024

15. Adjournment

PDC135-2024

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

Carried

Regional Councillor M. Palleschi, Chair