



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, August 12, 2024

Members Present: Regional Councillor M. Palleschi - Wards 2 and 6
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 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: Angelo Ambrico, Manager, Development Services
Henrik Zbogor, Director, Integrated City Planning
Harjot Sra, Planner, Development Services
Megan Fernandes, Planner, Development Services
Nasir Mahmood, Planner, Development Services
Sadaf Shahid-Hussain, Planner, Development Services
Chinoye Sunny, Planner, Development Services
Yinzhou Xiao, Planner, Development Services
Han Liu, Principal Urban Designer/Supervisor, Development Services
Damanpreet Mathouda, Planner, Downtown Revitalization
Ross Campbell, Manager, Zoning and Sign By-law Services
Genevieve Scharback, City Clerk
Charlotte Gravlev, Deputy City Clerk
Gagandeep Jaswal, Acting Legislative Coordinator

1. Call to Order

The meeting was called to order at 7:01 p.m. and adjourned at 8:14 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 Palleschi, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Medeiros (arrived - 7:01 p.m.), Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

Members absent during roll call: Mayor Brown (ex officio).

2. Approval of Agenda

PDC144-2024

That the agenda for the Planning and Development Committee Meeting of August 12, 2024, be approved, as amended, as follows:

To add

Item 6.5 - Delegation from Bill Baring, Brampton Resident, re: Second Entrances in New Developments

Item 6.6 – Delegation from Sunny Yashpal and Daniya Dhillon, Saach Inc., re: Niwaas Living

Item 9.1 – Discussion Item at the request of Regional Councillor Toor re: Request to Reinstate Ministerial Zoning Order (MZO) for Gobind Marg Charitable Trust and Gobind Sarvar

Item 11.2 – Correspondence re: Item 5.1 – Application to Amend the Zoning Bylaw, Weston Consulting, on behalf of Mayfield Commercial Centre Ltd., 6029 Mayfield Road, Ward 10, File: OZS-2024-0026

2. Jaspal Singh, Brampton Resident, dated August 12, 2024

To withdraw

Item 6.1 - Possible Delegations re: Site Specific Amendment to the Sign By-law 399-2002, as amended, Target Outdoor, 0 Wilkinson Road, Ward 3

Item 7.5 - Staff Report re: Site Specific Amendment to the Sign By-law 399-2002, as amended, Target Outdoor, 0 Wilkinson Road, Ward 3

Carried

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

Regional Councillor Vicente declared a conflict of interest with respect to related items 5.2 and 7.2 as he owns property within the Main Street North Development Permit System.

4. Consent Motion

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

(7.1, 7.3, 7.4, 8.1, and 11.1)

The following motion was considered:

PDC145-2024

That the following items to the Planning and Development Committee Meeting of August 12, 2024, be approved as part of Consent:

7.1, 7.3, 7.4, 8.1, and 11.1

Carried

5. Statutory Public Meeting Reports

5.1 Staff Presentation re: Application to Amend the Zoning By-law, Weston Consulting, on behalf of Mayfield Commercial Centre Ltd., 6029 Mayfield Road, Ward 10, File: OZS-2024-0026

Items 6.2 and 11.2 were brought forward and dealt with at this time.

Harjot Sra, 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, zoning by-law amendment, key issues and considerations, and next steps.

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

- Amrit Singh Aujla, Brampton Resident
- Gurvir Singh, Brampton Resident

- Gurdeep Gill, Brampton Resident

Registered delegates Jhalman Singh and Gagan Gill were in attendance but withdrew their delegations.

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

- location details
- stormwater runoff concerns
- water main access
- access to the area
- lack of adequate planning and consideration of future development
- concerns regarding unsatisfied rules and regulations
- traffic concerns as a result of the retaining wall
- inadequate communication

In response to the delegate questions and concerns, staff noted that they are working with the applicant to ensure there is a mutual access easement. Committee directed staff to engage in discussions with the delegates to address concerns raised.

Jenna Thibault, Weston Consulting, on behalf of the landowner, presented an overview of the application that included site context, development overview, proposed development, landscape plan, tertiary plan, official plan context, secondary plan context, zoning by-law, associated reports, plans, and studies, and timeline and next steps.

The following motion was considered:

PDC146-2024

1. That the presentation from Harjot Sra, Planner, Development Services, to the Planning and Development Committee Meeting of August 12, 2024, re: **Application to Amend the Zoning By-law, Weston Consulting, on behalf of Mayfield Commercial Centre Ltd., 6029 Mayfield Road, Ward 10, File: OZS-2024-0026**, be received;
2. That the following delegations re: Application to Amend the Zoning By-law, Weston Consulting, on behalf of Mayfield Commercial Centre Ltd., 6029

Mayfield Road, Ward 10, File: OZS-2024-0026 to the Planning and Development Committee Meeting of August 12, 2024, be received; and

1. Amrit Singh Aujla, Brampton Resident
 2. Gurvir Singh, Brampton Resident
 3. Gurdeep Gill, Brampton Resident
 4. Jenna Thibault, Weston Consulting, on behalf of the landowner
3. That the following correspondence re: Application to Amend the Zoning By-law, Weston Consulting, on behalf of Mayfield Commercial Centre Ltd., 6029 Mayfield Road, Ward 10, File: OZS-2024-0026 to the Planning and Development Committee Meeting of August 12, 2024, be received:
1. Amrit Singh Aujla, Brampton Resident, dated August 4, 2024
 2. Jaspal Singh, Brampton Resident, dated August 12, 2024.

Carried

- 5.2 Staff Presentation re: Application for a Minor Amendment to the Development Permit System, Blackthorn Development Corp., on behalf of Main Street Developments Inc., 85 Sproule Drive, Ward 1, File: OZS-2024-0038

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

Megan Fernandes, 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, development permit system, key issues and considerations, and next steps.

Committee noted the methods that can be used by the public to access further information in regard to this application.

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 public meeting item.

The following motion was considered.

PDC147-2024

1. That the presentation from Megan Fernandes, Planner, Development Services, to the Planning and Development Committee Meeting of August

12, 2024, re: **Application for a Minor Amendment to the Development Permit System, Blackthorn Development Corp., on behalf of Main Street Developments Inc., 85 Sproule Drive, Ward 1, File: OZS-2024-0038**, be received;

2. That the report from Megan Fernandes, Planner, Development Services, to the Planning and Development Committee Meeting of August 12, 2024, re: Application for a Minor Amendment to the Development Permit System, Blackthorn Development Corp., on behalf of Main Street Developments Inc., 85 Sproule Drive, Ward 1, File: OZS-2024-0038, be received;
3. That the application for a minor amendment to the Main Street North Development Permit System submitted by Blackthorn Development Corp., on behalf of Main Street Developments Inc. (File: OZS-2024-0038), be approved, provided that the Planning and Development Committee are satisfied that all issues or concerns that may have been identified during the public meeting portion of the August 12, 2024 Planning and Development Committee Meeting for this application were able to be addressed satisfactorily, whereby the application is determined that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms with Growth Plan for the Greater Golden Horseshoe, and the City's Official Plan, and for the reasons set out in this Recommendation Report;
4. That the amendment to the Main Street North Development Permit System By-law, generally in accordance with Attachment 10 to this report be adopted; and
5. That no further notice or public meeting be required for the attached Minor Amendment to the Development Permit System pursuant to Section 34 (10) and Section 70.2 (2) if the Planning Act, R.S.O., as amended.

Carried

- 5.3 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., on behalf of 840966 Ontario Limited, 8331 Heritage Road, Ward 6, File: OZS-2024-0031

Item 6.4 was brought forward and dealt with at this time.

Nasir Mahmood, 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, official plan amendment, zoning by-law, key issues and considerations, current status, and next steps.

Registered delegate, Murray Cook, Brampton Resident, addressed Committee and expressed the following comments and requests with respect to the subject application:

- request to keep current restrictions in place that restrict usage of Heritage Road by transport trucks
- to allow for the switch from a septic tanks to sanitary sewers in the area

The following motion was considered:

PDC148-2024

1. That the presentation from Nasir Mahmood, Planner, Development Services, to the Planning and Development Committee Meeting of August 12, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., on behalf of 840966 Ontario Limited, 8331 Heritage Road, Ward 6, File: OZS-2024-0031**, be received; and
2. That the delegation from Murray Cook, Brampton Resident, re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., on behalf of 840966 Ontario Limited, 8331 Heritage Road, Ward 6, File: OZS-2024-0031 to the Planning and Development Committee Meeting of August 12, 2024, be received.

Carried

- 5.4 Staff Presentation re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, Glen Schnarr and Associates Inc., on behalf of Goreland Development Inc., 10877 The Gore Road, Ward 10, File: OZS-2024-0010

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 following motion was considered:

PDC149-2024

That the presentation from Sadaf Shahid, Planner, Development Services, to the Planning and Development Committee Meeting of August 12, 2024, re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision, Glen Schnarr and Associates Inc., on behalf of Goreland Development Inc., 10877 The Gore Road, Ward 10, File: OZS-2024-0010**, be received.

Carried

- 5.5 Staff Presentation re: Application to Temporarily Amend the Zoning By-law, SGL Planning and Design Inc., on behalf of Countryside Real Estate Holdings Inc. (Pearl Builders), 0 Countryside Drive, Ward 10, File: OZS-2024-0045

Item 6.3 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 following motion was considered:

PDC150-2024

1. That the presentation from Chinoye Sunny, Planner, Development Services, to the Planning and Development Committee Meeting of August 12, 2024, re: **Application to Temporarily Amend the Zoning By-law, SGL Planning and Design Inc., on behalf of Countryside Real Estate Holdings Inc. (Pearl Builders), 0 Countryside Drive, Ward 10, File: OZS-2024-0045**, be received; and
2. That the delegation from Raymond Ziembra, SGL Planning Inc., on behalf of the applicant, re: Application to Temporarily Amend the Zoning By-law, SGL Planning and Design Inc., on behalf of Countryside Real Estate Holdings Inc. (Pearl Builders), 0 Countryside Drive, Ward 10, File: OZS-2024-0045 to the Planning and Development Committee Meeting of August 12, 2024, be received.

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Possible Delegations re: Site Specific Amendment to the Sign By-law 399-2002, as amended, Target Outdoor, 0 Wilkinson Road, Ward 3

Withdrawn under Item Approval of Agenda – Recommendation PDC144-2024

- 6.2 Delegation re: Application to Amend the Zoning By-law, Weston Consulting, on behalf of Mayfield Commercial Centre Ltd., 6029 Mayfield Road, Ward 10, File: OZS-2024-0026

Dealt with under Item 5.1 - Recommendation PDC146-2024

- 6.3 Delegation re: Application to Temporarily Amend the Zoning By-Law, SGL Planning and Design Inc., on behalf of Countryside Real Estate Holdings Inc. (Pearl Builders), 0 Countryside Drive, Ward 10, File: OZS-2024-0045

Dealt with under Item 5.5 - Recommendation PDC150-2024

- 6.4 Delegation re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., on behalf of 840966 Ontario Limited, 8331 Heritage Road, Ward 6, File: OZS-2024-0031

Dealt with under Item 5.3 - Recommendation PDC148-2024

- 6.5 Delegation from Bill Baring, Brampton Resident, re: Second Entrances in New Developments

Registered delegate, Bill Baring, Brampton Resident, addressed Committee and expressed the following concerns:

- safety concerns due to lack of adequate space between new developments
- inadequate access for emergency services

Committee directed staff to engage in further discussions with the delegate to investigate the situation and address concerns raised.

The following motion was considered:

PDC151-2024

That the delegation from Bill Baring, Brampton Resident, re: **Second Entrances in New Developments** to the Planning and Development Committee Meeting of August 12, 2024, be **referred** to staff for investigation.

Carried

- 6.6 Delegation from Sunny Yashpal and Daniya Dhillon, Saach Inc., re: Niwaas Living

Registered delegates, Sunny Yashpal and Daniya Dhillon, Saach Inc., addressed Committee and provided an overview of the proposed Niwaas Living project that included a project overview, organization vision, current projects, project status, and request to collaborate with the City of Brampton.

Committee referred the matter to staff for further consideration.

The following motion was considered:

PDC152-2024

Whereas Brampton’s housing strategy – Housing Brampton – identifies the need for strategic intensification in key growth areas and an increased supply of affordable housing throughout the city; and,

Whereas Housing Brampton identifies six principles to guide the City’s response to housing needs, including Collaborating with the Non-Profit Sector; and,

Whereas the City has committed to a Housing Pledge to support the creation of 113,000 new housing units by 2031; and,

Whereas affordable rental housing has an integral role in Brampton’s housing system, providing diverse and affordable housing supply options for residents;

Now Therefore Be It Resolved that the delegation from Sunny Yashpal and Daniya Dhillon, Saach Inc., re: **Niwaas Living**, be **referred** to staff for further consideration, including opportunities for the City to provide support for the delivery of the affordable housing units in the Niwaas Living projects.

Carried

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: Application to Amend the Zoning By-law, Korsiak Urban Planning Inc., Mattamy (Credit River) Limited, 10201 Mississauga Road and 0 Mississauga Road, Ward 6, File: OZS-2024-0030

The following motion was approved on consent:

PDC153-2024

1. That the report from Yin Xiao, Principal Planner/Supervisor, Development Services, to the Planning and Development Committee Meeting of August 12, 2024, re: **Application to Amend the Zoning By-law, Korsiak Urban Planning Inc., Mattamy (Credit River) Limited, 10201 Mississauga**

Road and 0 Mississauga Road, Ward 6, File: OZS-2024-0030, be received;

2. That the application for an amendment to the Zoning By-law, submitted by Korsiak Urban Planning Inc., Mattamy (Credit River) Limited (File: OZS-2024-0030), 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, and the City's Official Plan for the reasons set out in this report;
3. That the amendment to the Zoning By-law, generally in accordance with Attachment 12 to this report be adopted;
4. That prior to the enactment of the Zoning By-law, a revised Noise Study be approved to the satisfaction of the Commissioner of Public Works and Engineering; and
5. That no further public notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act.

Carried

- 7.2 Staff Report re: Application for a Minor Amendment to the Development Permit System, Blackthorn Development Corp., Main Street Developments Inc., 85 Sproule Drive, Ward 1, File: OZS-2024-0038

Dealt with under Item 5.2 - Recommendation PDC147-2024

- 7.3 Staff Report re: Architectural Control Compliance Review for Ground-Related Residential Development

The following motion was approved on consent:

PDC154-2024

That the report from Han Liu, Principal Urban Designer/Supervisor, Development Services, to the Planning and Development Committee Meeting of August 12, 2024, re: **Architectural Control Compliance Review for Ground-Related Residential Development**, be received.

Carried

- 7.4 Staff Report re: Building and Façade Improvement Grant Applications, 8-28 Queen Street West and 29-39 Queen Street East, Wards 1 and 3, Files: BFIP-2024-0001 and BFIP-2024-0002

The following motion was approved on consent:

PDC155-2024

1. That the report from Damanpreet Mathouda, Planner, Downtown Revitalization, to the Planning and Development Committee Meeting of August 12, 2024, re: **Building and Façade Improvement Grant Applications, 8-28 Queen Street West and 29-39 Queen Street East, Wards 1 and 3, Files: BFIP-2024-0001 and BFIP-2024-0002**, be received;
2. That the applications BFIP-2024-0001 (8-28 Queen Street West) and BFIP-2024-0002 (29-39 Queen Street East) be approved in the amount of \$30,000 per property under the Building Improvement Grant Program and \$30,000 per property under the Façade Improvement Grant Program, for a total amount of \$60,000 per application. With two applications for four grants, the total amount to be approved is \$120,000. The applications are subject to satisfying the rules of the program as set out in the approved Implementation Guidelines of the Central Area Community Improvement Plan (CIP), and meeting the following conditions on or before November 30, 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 and Façade Improvement Grant Program Agreements with the City of Brampton.
3. That the applications BFIP-2024-0001 (8-28 Queen Street West) and BFIP-2024-0002 (29-39 Queen Street East) shall satisfactorily meet the urban design requirements and recommendations of the Development Services and Design Division of the Planning, Building and Growth Management Department for façade improvements that complement the Main Street character of the downtown; and,
4. That the Commissioner of Planning, Building and Growth Management be authorized to sign the Building and Façade Improvement Grant Program Agreements in relation to the approved projects with content satisfactory to the Commissioner of Planning, Building and Growth Management, or designate, and in a form approved by the City Solicitor, or designate, and that staff be authorized to take the next steps to implement the terms of the agreements.

Carried

- 7.5 Staff Report re: Site Specific Amendment to the Sign By-law 399-2002, as amended, Target Outdoor, 0 Wilkinson Road, Ward 3

Withdrawn under Item Approval of Agenda – Recommendation PDC144-2024

8. Committee Minutes

- 8.1 Minutes - Brampton Heritage Board - July 23, 2024

The following motion was approved on consent:

PDC156-2024

That the Minutes of the Brampton Heritage Board meeting of July 23, 2024, Recommendations HB026-2024 - HB032-2024, to the Planning and Development Committee Meeting of August 12, 2024, be approved as published and circulated.

The recommendations were approved as follows:

HB026-2024

That the agenda for the Brampton Heritage Board meeting of July 23, 2024 be approved as published and circulated.

HB027-2024

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board meeting of July 23, 2024, re: **Heritage Impact Assessment, 14 River Road – Ward 6**, be received;
2. That the following recommendations as per the Heritage Impact Assessment by Vincent J. Santamaura, Architect Inc. be followed:
 - a. With respect to the proposed construction of additions and renovations to the existing buildings at 14 River Road, it is recommended that:
 - i. The design of the renovations and additions to the existing single detached residence and the existing garage implements Heritage design strategies to make its design sympathetic to the River Road Cultural Heritage Landscape;
 - ii. The design of the proposed renovations and additions to the existing single detached residence and renovations to the existing garage be approved;

3. That the design approach and components of the proposed renovations and addition, which are adjacent to existing Listed and Designated Heritage resources, be sympathetic to the existing Heritage value and thereby seek to reduce any impacts to the adjacent heritage resources; and,
4. That the following mitigation measures be followed:
 - a. The front yard setback and driveway width be maintained.
 - b. The existing screening consisting of the berm and mature trees along River Road also be maintained and must not be altered or affected during the construction on the property.

HB028-2024

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board meeting of July 23, 2024, re: **Heritage Impact Assessment Addendum, 69 Elliott St – Ward 3** be received;
2. That the Heritage Impact Assessment Addendum for 69 Elliott Street prepared by VG Architects dated May 10, 2024 be received; and,
3. That a complete Heritage Conservation Plan be submitted and approved, prior to the issuance of Demolition or Building Permits for the project, as referenced in the Heritage Impact Assessment prepared by ATA Architects Inc. and Brampton Heritage Board meeting dated December 29, 2022, for the longterm maintenance of the building.

HB029-2024

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board Meeting of July 23, 2024, re: **Heritage Impact Assessment, 30-46 and 54-60 Main Street North - Ward 1** be received; and,
2. That the following recommendations as per the Heritage Impact Assessment by LHC Heritage Planning & Archaeology Inc. be followed:
 - i. Provisional proposed development alternatives and mitigation measures are presented in the HIA report. They are intended to inform the design of the forthcoming development and should be considered to help mitigate possible impacts to the properties' heritage attributes. Detailed mitigation strategies shall be developed upon finalization of the design for the proposed development;

- ii. That the report provides a series of four development alternatives relative to the demolition of the of the City-owned buildings and that, regardless of which option is selected, a documentary record of the buildings on the properties should be prepared. This being the case a Documentation and Salvage report is to be prepared for the buildings that are demolished, and that a photo and film documentation of the foundation structure for the buildings be incorporated in the report;
- iii. That, should Option 2, Option 3 or Option 4 be the selected alternative, it is recommended that a Conservation Plan be prepared by a qualified Heritage Professional to include guidance for any immediate intervention required prior to removals and construction, stabilization during construction, and guidance for repairs and long-term maintenance following construction and new development;
- iv. That, should demolition be the selected alternative, salvage that considers the properties' heritage attributes and other salvageable materials should be conducted and commemoration – through the City's plaque program – should be prepared, with incorporation of any salvaged features from the buildings in a commemorative element, for the new development.
- v. That when the design of the proposed development is finalized, an addendum to this HIA should be prepared to address any additional impacts and to clarify proposed alternatives, mitigation, and next steps.

HB030-2024

- 1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board meeting of July 23, 2024, re: **Heritage Impact Assessment, 8990 McLaughlin Road South - Ward 4** be received;
- 2. That the Heritage Impact Assessment Report for 8990 McLaughlin Road, prepared by LHC Heritage Planning & Archaeology Inc., dated June 17, 2024 be deemed complete;
- 3. That the following recommendations from the Heritage Impact Assessment by LHC Heritage Planning & Archaeology Inc. be followed:
 - a. Options 1 through 8, are recommended in the HIA for proposed development while retaining the heritage attributes to the greatest extent possible. The preferred option from a heritage conservation perspective is Option 2 (retention of north façade, lobby, rotunda, hallways, and rooms along the building's north façade). In the event

retention as per Option 2 is not possible, then Options 3 through 7, in that order of preference, should be pursued;

- b. Option 8 (Demolition, commemoration, and interpretation) should only be considered as an option of last resort if all other options are demonstrated not to be viable;
 - c. As design of the Brampton Arts and Culture Centre progresses, the project team should consider the relevant Standards outlined in HIA section 9.3. New elements should be designed to be physically and visually compatible with, subordinate to, and distinguishable from the retained portions of the building. Reintegration of salvaged elements must also be guided by the standards and guidelines identified in Table 4 of the HIA (Attachment 1);
 - d. The design should also be informed by the existing building. Design elements such as those listed below should all be considered for reincorporation or to guide the design of the forthcoming building:
 - i. The patterns and colour palette of the terrazzo floor in the building's lobby and hallway
 - ii. Polished chrome air vent grilles
 - iii. Polished chrome handrail and door hardware
 - iv. And acoustic ceiling tiles in the rotunda;
4. That a Conservation Plan/ Heritage Building Protection Plan be prepared by a qualified heritage professional to guide any retention in situ of portions of the building and their re-integration into a new development;
 5. That prior to any changes to the building, a Salvage and Documentation Plan is to be prepared in order to identify materials to be salvaged and to outline measures to conserve materials being stored for reuse;
 6. That a Commemoration and Interpretation Plan be prepared for the new development regardless of the option selected. It is recommended that the Commemoration Strategy make use of salvaged materials; and,
 7. That an addendum to this scoped HIA will be required once a proposed development for the property has been prepared.

HB031-2024

1. That the report from Charlton Carscallen, Principal Planner, to the Brampton Heritage Board meeting of July 23, 2024, re: **Implementation**

of Heritage Easement Agreement for the Property at 10900 Coleraine Drive, Ward 10, be received; and,

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 10900 Coleraine Drive in accordance with Part IV, section 37 of the Ontario Heritage Act, as amended (the “Act”).

HB032-2024

That Brampton Heritage Board do now adjourn to meet again on September 17, 2024 at 7:00 p.m.

Carried

9. Other Business/New Business

- 9.1 Discussion Item at the request of Regional Councillor Toor re: Request to Reinstate Ministerial Zoning Order (MZO) for Gobind Marg Charitable Trust and Gobind Sarvar

Regional Councillor Toor provided context on the request to reinstate the Ministerial Zoning Order for the Gobind Marg Charitable Trust and Gobind Sarvar.

The following motion was considered:

PDC157-2024

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; and,

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

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; and,

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, stating insufficient progress of development approvals associated with the site; and,

Whereas on June 17, 2024, the City of Brampton passed Resolution PDC134-2024 endorsing support to direct the Commissioner of Planning, Building and Growth Management to meet with the Ministry of Municipal Affairs and Housing and the Gobind Marg Charitable Trust and facilitate meetings concerning possible re-consideration of the April 10, 2024 Ministerial Decision to revoke O.Reg 38/22; and,

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 City of Brampton request that the Minister of Municipal Affairs and Housing reinstate O.Reg. 38/22 or issue a new Ministerial Zoning Order for the lands municipally known as Part of Lot 16, Concession 11 ND (5253 Countryside Dr. / Coleraine Dr.) in the City of Brampton.

Carried

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence from Joanne Hyde, Policy Clerk and Manager, Toronto and Region Conservation Authority, dated July 24, 2024, re: Summary of 2023-2024 TRCA Policy Consultation Submissions

The following motion was approved on consent:

PDC158-2024

That the correspondence from Joanne Hyde, Policy Clerk and Manager, Toronto and Region Conservation Authority, dated July 24, 2024, re: **Summary of 2023-2024 TRCA Policy Consultation Submissions**, to the Planning and Development Committee Meeting of August 12, 2024, be received.

Carried

11.2 Correspondence re: Application to Amend the Zoning By-law, Weston Consulting, on behalf of Mayfield Commercial Centre Ltd., 6029 Mayfield Road, Ward 10, File: OZS-2024-0026

Dealt with under Item 5.1 - Recommendation PDC146-2024

12. Councillor Question Period

Nil

13. Public Question Period

Nil

14. Closed Session

Nil

15. Adjournment

PDC159-2024

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, September 9, 2024, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair