



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

**Monday, September 9, 2024**

---

**2. Approval of Agenda**

**PDC160-2024**

That the agenda for the Planning and Development Committee Meeting of September 9, 2024, be approved as published and circulated.

Carried

**4. Consent Motion**

**PDC161-2024**

That the following item to the Planning and Development Committee Meeting of September 9, 2024, be approved as part of Consent:

8.1

Carried

**5. Statutory Public Meeting Reports**

5.1 Staff Presentation re: Primary Major Transit Station Areas - City-initiated Official Plan Amendments

**PDC162-2024**

1. That the presentation from Michelle Gervais, Advisor, Special Projects, Integrated City Planning, and Natasha D'Souza, Policy Planner, Integrated City Planning, to the Planning and Development Committee Meeting of September 9, 2024, re: **Primary Major Transit Station Areas - City-initiated Official Plan Amendments**, be received;
2. That the report from Michelle Gervais, Advisor, Special Projects, Integrated City Planning, to the Planning and Development Committee

Meeting of September 9, 2024, re: Primary Major Transit Station Areas - City-initiated Official Plan Amendments, be received;

3. That Planning, Building and Growth Management staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation;
4. That the following delegations re: Primary Major Transit Station Areas - City-initiated Official Plan Amendments to the Planning and Development Committee Meeting of September 9, 2024, be received; and
  1. Andrew Walker, Gagnon Walker Domes Ltd., on behalf of Candeco Realty Limited
  2. Andrew Walker, Gagnon Walker Domes Ltd., on behalf of Starbank Developments 285 Corp.
  3. Rachele Larocque, The Biglieri Group, on behalf of Ambria (Church) Limited
5. That the following correspondence re: Primary Major Transit Station Areas - City-initiated Official Plan Amendments to the Planning and Development Committee Meeting of September 9, 2024, be received:
  1. Maurizio Rogato, Blackthorn Development Corp., on behalf of Avalon Developments Inc., dated August 30, 2024
  2. Maurizio Rogato, Blackthorn Development Corp., on behalf of Avalon Developments Inc., dated April 2, 2024
  3. Andrew Ferancik, WND Associates, on behalf of County Court Centre Ltd., dated September 3, 2024
  4. Dan Kraszewski, D. J. K. Land Use Planning, on behalf of Fifth Avenue Group, dated September 6, 2024
  5. Lauren Capilongo, Malone Given Parsons Ltd., on behalf of TACC Holborn (Block 140) Inc., dated September 6, 2024
  6. Andrew Walker, Gagnon Walker Domes Ltd., on behalf of Candeco Realty Limited, dated September 9, 2024
  7. Andrew Walker, Gagnon Walker Domes Ltd., on behalf of Starbank Developments 285 Corp., dated September 9, 2024
  8. Gerry Tchisler, MHBC, on behalf of Morguard Corporation and Bramalea City Centre Equities Inc., dated September 9, 2024

9. Richard Domes and Nikhail Dawan, GWD, on behalf of Centennial Mall Brampton Ltd., dated September 9, 2024
10. Richard Domes and Nikhail Dawan, GWD, on behalf of Soneil Mississauga Inc. and Soneil Oakville Inc., dated September 9, 2024
11. Richard Domes and Nikhail Dawan, GWD, on behalf of Soneil Markham Inc., dated September 9, 2024
12. Richard Domes and Nikhail Dawan, GWD, on behalf of Loblaw Properties Limited, dated September 9, 2024.

Carried

- 5.2 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corp., 1000158200 Ontario Inc., 9379 Clarkway Drive, Ward 10, File: OZS-2024-0039

**PDC163-2024**

1. That the presentation from Chinoye Sunny, Planner, Development Services, to the Planning and Development Committee Meeting of September 9, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corp., 1000158200 Ontario Inc., 9379 Clarkway Drive, Ward 10, File: OZS-2024-0039**, be received;
2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corp., 1000158200 Ontario Inc., 9379 Clarkway Drive, Ward 10, File: OZS-2024-0039 to the Planning and Development Committee Meeting of September 9, 2024, be received; and
  1. Lad Vijaykumar, Brampton Resident
  2. Shankarnarayana Sreedhara, Brampton Resident
  3. Jiteshkumar Tripathi, Brampton Resident
  4. Bela Patel, Brampton Resident
  5. Dipak Patel, Brampton Resident
  6. Snehal Patel, Brampton Resident
  7. Laljibhai Patel, Brampton Resident
  8. Nilraj Patel, Brampton Resident

9. Manisha Patel, Brampton Resident
  10. Saurabh Patel, Brampton Resident
  11. Azad Goyat, Brampton Resident
  12. Divyesh Patel, Brampton Resident
  13. Ritesh Gandhi, Brampton Resident
  14. Santosh Patel, Brampton Resident
  15. Rinal Patel, Brampton Resident
  16. Kapil Bulsara, Brampton Resident
  17. Rutvik Upadhyay, Brampton Resident
  18. Diptesh Patel, Brampton Resident
  19. Asif Mahmood, Brampton Resident
  20. Sujal Patel, Brampton Resident
  21. Satyendra Bhavsar, Brampton Resident
  22. Raj Bains, Brampton Resident
  23. Deep Patel, Brampton Resident
3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corp., 1000158200 Ontario Inc., 9379 Clarkway Drive, Ward 10, File: OZS-2024-0039 to the Planning and Development Committee Meeting of September 9, 2024, be received:
1. Vijay Lad, Brampton Resident, dated August 25, 2024
  2. Aniruddha Patel, Brampton Resident, dated August 26, 2024
  3. Rutvik Upadhyay, Brampton Resident, dated August 26, 2024
  4. Arpan Shah, Brampton Resident, dated August 27, 2024
  5. Jigarkumar Patel, Brampton Resident, dated August 27, 2024
  6. Anant Mehta, Brampton Resident, dated August 27, 2024
  7. Azad Goyat, Brampton Resident, dated August 27, 2024
  8. Sharon Persaud, Brampton Resident, dated August 27, 2024

9. Diptesh Patel, Brampton Resident, dated August 27, 2024
10. Rajkamal Bains, Brampton Resident, dated August 27, 2024
11. Dipak Patel, Brampton Resident, dated August 28, 2024
12. Snehal Patel, Brampton Resident, dated August 28, 2024
13. Ritesh Gandhi, Brampton Resident, dated August 28, 2024
14. Gurpreet Marwaha, Brampton Resident, dated August 28, 2024
15. Chintan Patel, Brampton Resident, dated August 29, 2024
16. Sujal Patel, Brampton Resident, dated August 24, 2024
17. Deep Patel, Brampton Resident, dated August 30, 2024
18. Rinal Patel, Brampton Resident, dated September 1, 2024
19. Kripal Soni, Brampton Resident, dated September 2, 2024
20. Hardik Shah, Brampton Resident, dated September 2, 2024
21. Kalpesh Varma, Brampton Resident, dated September 2, 2024
22. Dharmavir Gohil, Brampton Resident, dated September 2, 2024
23. Jiteshkumar Tripathi, Brampton Resident, dated September 2, 2024  
(petition included)
24. Shankarayana Sreedhara, Brampton Resident, dated September 3,  
2024
25. Parshad Patel, Brampton Resident, dated August 28, 2024
26. Gayatri Lad, Brampton Resident, dated September 3, 2024
27. Dilip Ahir, Brampton Resident, dated September 3, 2024
28. Saurabh Patel, Brampton Resident, dated September 2, 2024
29. Sandip Makwana, Brampton Resident, dated September 3, 2024
30. Divyesh Patel, Brampton Resident, dated September 3, 2024
31. Urvesh Patel, Brampton Resident, dated September 3, 2024
32. Nikhilesh Modh, Brampton Resident, dated September 3, 2024
33. Hasmita Modh, Brampton Resident, dated September 3, 2024
34. Arvind Rawat, Brampton Resident, dated September 3, 2024

35. Amit Patel, Brampton Resident, dated September 3, 2024
36. Khyati Rawat, Brampton Resident, dated September 3, 2024
37. Marie Gauthier, Brampton Resident, dated September 3, 2024
38. Girish Ahir, Brampton Resident, dated September 2, 2024
39. Manpreet Sethi, Brampton Resident, dated September 3, 2024
40. David Gauthier, Brampton Resident, dated September 3, 2024
41. Lena Gauthier, Brampton Resident, dated September 3, 2024
42. Harsh Oza, Brampton Resident, dated August 30, 2024
43. Khetal Lad, Brampton Resident, dated August 26, 2024
44. Vandana Rawat, Brampton Resident, dated September 3, 2024
45. Vincent Gauthier, Brampton Resident, dated September 3, 2024
46. Jignasa Patel, Brampton Resident, dated September 3, 2024
47. Akash Adhvaryu, Brampton Resident, dated September 4, 2024
48. Sachin Trivedi, Brampton Resident, dated September 4, 2024
49. Rinal Patel, Brampton Resident, dated September 2, 2024
50. Miloni Shah, Brampton Resident, dated September 3, 2024
51. Jaivadan Bulsara, Brampton Resident, dated September 3, 2024
52. Kalpana Bulsara, Brampton Resident, dated September 3, 2024
53. Sunil Lariya, Brampton Resident, dated September 3, 2024
54. Amith Gujjula, Brampton Resident, dated September 5, 2024
55. Kapil Bulsara, Brampton Resident, dated September 3, 2024
56. Manisha Patel, Brampton Resident, dated September 3, 2024
57. Hiral Patel, Brampton Resident, dated September 9, 2024
58. Hetal Mehta, Brampton Resident, dated September 5, 2024.

Carried

- 5.3 Staff Presentation re: Application to Temporarily Amend the Zoning By-law, King Consultants Inc., on behalf of 2222270 Ontario Inc., 394 Orenda Road, Ward 7, File: OZS-2024-0041

**PDC164-2024**

That the presentation from Jan Salaya, Planner, Development Services, to the Planning and Development Committee Meeting of September 9, 2024, re: **Application to Temporarily Amend the Zoning By-law, King Consultants Inc., on behalf of 2222270 Ontario Inc., 394 Orenda Road, Ward 7, File: OZS-2024-0041**, be received.

Carried

- 5.4 Staff Presentation re: Application to Amend the Zoning By-law, Bramalea RR GP Limited c/o LEV Developments Inc., 30 Peel Centre Drive, Ward 7, File: OZS-2024-0044

**PDC165-2024**

1. That the presentation from Harsh Padhya, Planner, Development Services, to the Planning and Development Committee Meeting of September 9, 2024, re: **Application to Amend the Zoning By-law, Bramalea RR GP Limited c/o LEV Developments Inc., 30 Peel Centre Drive, Ward 7, File: OZS-2024-0044**, be received;
2. That the following delegation re: Application to Amend the Zoning By-law, Bramalea RR GP Limited c/o LEV Developments Inc., 30 Peel Centre Drive, Ward 7, File: OZS-2024-0044 to the Planning and Development Committee Meeting of September 9, 2024, be received; and
  1. Stuart Scheffers, Brampton Resident
  2. George Jenney, Brampton Resident
  3. Azad Goyat, Brampton Resident
  4. Melissa McKay, Debbie Hemmens, and Carmen Jandu, LEV Living
3. That the following correspondence re: Application to Amend the Zoning By-law, Bramalea RR GP Limited c/o LEV Developments Inc., 30 Peel Centre Drive, Ward 7, File: OZS-2024-0044 to the Planning and Development Committee Meeting of September 9, 2024, be received:
  1. Mike Cantras, Brampton Resident, dated August 28, 2024

2. Susan Loeb, Brampton Resident, dated September 3, 2024
3. Janis Burns, Brampton Resident, dated September 4, 2024.

Carried

- 5.5 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., 2424203 Ontario Ltd., 0 McLaughlin Road, Ward 6, File: OZS-2024-0046

**PDC166-2024**

1. That the presentation from Nitika Jagtiani, Planner, Development Services, to the Planning and Development Committee Meeting of September 9, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., 2424203 Ontario Ltd., 0 McLaughlin Road, Ward 6, File: OZS-2024-0046**, be received;
2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., 2424203 Ontario Ltd., 0 McLaughlin Road, Ward 6, File: OZS-2024-0046 to the Planning and Development Committee Meeting of September 9, 2024, be received; and
  1. Tony Fera, Brampton Resident
  2. Payal Mehta, Brampton Resident
  3. Harmeet Singh Walia, Brampton Resident
  4. Jagdish Valluri, Brampton Resident
  5. Tessa George, Brampton Resident
  6. Azad Goyat, Brampton Resident
  7. Arnold Zimmerman, Brampton Resident
  8. Esha Gandhi, Brampton Resident
  9. Rajneesh Chattha, Brampton Resident
3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., 2424203 Ontario Ltd., 0 McLaughlin Road, Ward 6, File: OZS-2024-0046 to the Planning and Development Committee Meeting of September 9, 2024, be received:

1. Ponnambalam Vivegananthekumar and Uma Nadarajah, Brampton Residents, dated September 3, 2024
2. Robb Ghag, Brampton Resident, dated September 2, 2024
3. Juliana de Lacerda, Brampton Resident, dated September 3, 2024
4. Ramji Shrestha, Brampton Resident, dated September 1, 2024
5. Ramji Shrestha, Brampton Resident, dated September 4, 2024
6. Tony Fera, Brampton Resident, dated September 1, 2024
7. Teresa and Antonio Neves, Brampton Residents, dated August 31, 2024
8. Amarjit Singh, Brampton Resident, dated September 1, 2024.

Carried

- 5.6 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Malone Given Parsons Ltd., HBNG Holborn Group, TACC Holborn (Block 140) Inc., Northeast Quadrant of Queen Street East and The Gore Road, Ward 8, File: OZS-2024-0037

**PDC167-2024**

1. That the presentation from Charles Ng, Planner, Development Services, to the Planning and Development Committee Meeting of September 9, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Malone Given Parsons Ltd., HBNG Holborn Group, TACC Holborn (Block 140) Inc., Northeast Quadrant of Queen Street East and The Gore Road, Ward 8, File: OZS-2024-0037**, be received; and
2. That the following delegation re: Application to Amend the Official Plan and Zoning By-law, Malone Given Parsons Ltd., HBNG Holborn Group, TACC Holborn (Block 140) Inc., Northeast Quadrant of Queen Street East and The Gore Road, Ward 8, File: OZS-2024-0037 to the Planning and Development Committee Meeting of September 9, 2024, be received:
  1. Kashif Pannu, Brampton Resident
  2. Satyendra Bhavsar, Brampton Resident
  3. Bhaskar Sagar, Brampton Resident
  4. Hasmukh Merja, Brampton Resident

5. Vrushant Shah, Brampton Resident
6. Jignesh Shah, Brampton Resident
7. Diptesh Patel, Brampton Resident
8. Azad Goyat, Brampton Resident
9. Rakesh Brambhatt, Brampton Resident
10. Jitesh Tripathi, Brampton Resident
11. Rinal Patel, Brampton Resident
12. Divyesh Patel, Brampton Resident
13. Lauren Capilongo, Malone Given Parsons Ltd., on behalf of TACC  
Holborn (Block 140) Inc.

Carried

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

- 6.1 Delegation re: Application to Amend the Zoning By-law, Bramalea RR GP Limited  
c/o LEV Developments Inc., 30 Peel Centre Drive, Ward 7, File: OZS-2024-0044

**Dealt with under Item 5.4 - Recommendation PDC165-2024**

- 6.2 Delegations re: Application to Amend the Official Plan and Zoning By-law,  
Blackthorn Development Corp., 1000158200 Ontario Inc., 9379 Clarkway Drive,  
Ward 10, File: OZS-2024-0039

**Dealt with under Item 5.2 - Recommendation PDC163-2024**

- 6.3 Delegation re: Application to Amend the Official Plan and Zoning By-law, Glen  
Schnarr and Associates Inc., 2424203 Ontario Ltd., 0 McLaughlin Road, Ward 6,  
File: OZS-2024-0046

**Dealt with under Item 5.5 - Recommendation PDC166-2024**

- 6.4 Delegation re: Application to Amend the Official Plan and Zoning By-law, Malone Given Parsons Ltd., HBNG Holborn Group, TACC Holborn (Block 140) Inc., Northeast Quadrant of Queen Street East and The Gore Road, Ward 8, File: OZS-2024-0037

**Dealt with under Item 5.6 - Recommendation PDC167-2024**

- 6.5 Delegation re: Primary Major Transit Station Areas - City-initiated Official Plan Amendments

**Dealt with under Item 5.1 - Recommendation PDC162-2024**

**7. Staff Presentations and Planning Reports**

- 7.1 Staff Report re: Primary Major Transit Station Areas - City-initiated Official Plan Amendments

**Dealt with under Item 5.1 - Recommendation PDC162-2024**

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

**PDC168-2024**

1. That the report from Samantha Dela Pena, Planner, Development Services, to the Planning and Development Committee Meeting of September 9, 2024, re: **Gore Meadows Secondary Plan Area 56: Alternative Process to City-Initiated Secondary Plan Amendment through Precinct Planning, Ward 10**, be received;
2. That Council endorse an alternative planning process for the Gore Meadows Secondary Plan Area that includes the submission of two privately initiated Official Plan Amendments in accordance with the Precinct Planning policies in *Brampton Plan*;
3. That as part of the privately initiated Official Plan Amendment all references to the Gore Meadows Secondary Plan be deleted from *Brampton Plan*;
4. That the community vision and planning principles for each Gore Meadows Sub-Area Precinct Plan(s) be endorsed by Council through an

Official Plan Amendment, prior to the approval of any application to Amend the Zoning By-law and/or Draft Plan of Subdivision;

5. That the applicant be required to host a non-statutory Open House with area residents in advance of the Statutory Public Meeting for the Official Plan and Zoning By-law Amendment;
6. That the applicant engage with Development Services and the Parks Planning departments to discuss public parkland and trail network opportunities near and adjacent to the existing Gore Meadows Community Centre, and that the City be satisfied with respect to arrangements between the City and landowner for the location, size and programming of parks, recreational space and institutional lands for each Gore Meadows Sub-area Precinct Plan prior to Council endorsement; and
7. That the City Clerk be directed to forward a copy of this staff report and Council resolution to the Region of Peel and the Toronto Region Conservation Authority for their information.

Carried

## 8. **Committee Minutes**

^8.1 Minutes - Active Transportation Advisory Committee - August 13, 2024

### **PDC169-2024**

That the Minutes of the Active Transportation Advisory Committee meeting of August 13, 2024, Recommendations ATC033-2024 - ATC040-2024, to the Planning and Development Committee Meeting of September 9, 2024, be approved as published and circulated.

The recommendations were approved as follows:

### **ATC033-2024**

That the agenda for the Active Transportation Advisory Committee Meeting of August 13, 2024, be approved, as published and circulated.

### **ATC034-2024**

That the presentation from Stephen Laidlaw, re: **CRASH Program**, to the Active Transportation Advisory Committee Meeting of August 15, 2024, be received.

### **ATC035-2024**

That the verbal update from Tyron Nimalakumar, Transportation Planner, Active Transportation, Planning, Building and Growth Management, re: **Second Half of Bike Month**, to the Active Transportation Advisory Committee Meeting of August 13, 2024, be received.

**ATC036-2024**

That the verbal update from Stephen Laidlaw, Co-Chair, re: **Leading Pedestrian Interval Consideration**, to the Active Transportation Advisory Committee Meeting of August 13, 2024, be received.

**ATC037-2024**

That the verbal update from Fernanda Soares, Project Manager, Active Transportation, Planning, Building and Growth Management, re: **Active Transportation Contract for the 2024 Work Implementation Plan**, to the Active Transportation Advisory Committee Meeting of August 13, 2024, be received.

**ATC038-2024**

That the verbal update from Fernanda Soares, Project Manager, Active Transportation, Planning, Building and Growth Management, re: **East-West Cycling Corridor Project Status**, to the Active Transportation Advisory Committee Meeting of August 13, 2024, be received.

**ATC039-2024**

That the verbal update from Fernanda Soares, Project Manager, Active Transportation, Planning, Building and Growth Management, re: **Brampton Mobility Plan**, to the Active Transportation Advisory Committee Meeting of August 13, 2024, be received.

**ATC040-2024**

That the Active Transportation Advisory Committee do now adjourn to meet again on Tuesday, October 8, 2024, at 7:00 p.m. or at the call of the Chair.

Carried

**11. Correspondence**

- 11.1 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corp., 1000158200 Ontario Inc., 9379 Clarkway Drive, Ward 10, File: OZS-2024-0039

**Dealt with under Item 5.2 - Recommendation PDC163-2024**

- 11.2 Correspondence re: Primary Major Transit Station Areas - City-initiated Official Plan Amendments

**Dealt with under Item 5.1 - Recommendation PDC162-2024**

- 11.3 Correspondence re: Application to Amend the Zoning By-law, Bramalea RR GP Limited c/o LEV Developments Inc., 30 Peel Centre Drive, Ward 7, File: OZS-2024-0044

**Dealt with under Item 5.4 - Recommendation PDC165-2024**

- 11.4 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., 2424203 Ontario Ltd., 0 McLaughlin Road, Ward 6, File: OZS-2024-0046

**Dealt with under Item 5.5 - Recommendation PDC166-2024**

**15. Adjournment**

**PDC170-2024**

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, September 23, 2024, at 7:00 p.m. or at the call of the Chair.

Carried

---

Regional Councillor M. Palleschi, Chair