



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, September 9, 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
City Councillor R. Power - Wards 7 and 8
- Staff Present: Steve Ganesh, Commissioner, Planning Building and Growth Management
Allan Parsons, Director, Development Services
Henrik Zbogor, Director, Integrated City Planning
Angelo Ambrico, Manager, Development Services
Michelle Gervais, Advisor, Special Projects
Chinoye Sunny, Planner, Development Services
Jan Salaya, Planner, Development Services
Harsh Padhya, Planner, Development Services
Nitika Jagtiani, Planner, Development Services
Charles Ng, Planner, Development Services
Samantha DeLaPena, Planner, Development 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 7:00 p.m. and adjourned at 10:51 p.m.

As this Planning and Development Committee Meeting was conducted with electronic and in-person participation by Members of Council, the meeting started with calling the roll for attendance at the meeting, as follows:

Members present during roll call: Regional Councillor Palleschi (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Medeiros, Regional Councillor Fortini, and City Councillor Power.

Members absent during roll call: Regional Councillor Toor and Mayor Brown (ex officio).

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

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

Nil

4. Consent Motion

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

(8.1)

The following motion was considered:

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

Items 6.5, 7.1, and 11.2 were brought forward and dealt with at this time.

Michelle Gervais, Advisor, Special Projects, presented an overview of the proposed amendments that included location overview, study phases, purpose, official plan amendments, commercial policies, servicing, and next steps.

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

- Andrew Walker, Gagnon Walker Domes Ltd., on behalf of Candeco Realty Limited
- Andrew Walker, Gagnon Walker Domes Ltd., on behalf of Starbank Developments 285 Corp.
- Rachele Larocque, The Biglieri Group, on behalf of Ambria (Church) Limited

Registered delegate Nicholas Dell, Harper Dell & Associates Inc., on behalf of Golden Gate Dixie Plaza, was in attendance but withdrew his delegation.

Committee consideration of the matter included requests and concerns from the delegates with respect to the following:

- request to discuss potential adjustments to the proposed amendments with staff
- concerns regarding the modification of land use
- safety concerns as a result of the proposed road widening

The following motion was considered:

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. Rachelle 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

Items 6.2 and 11.1 were brought forward and dealt with at this time.

Chinoye Sunny, 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:

- Lad Vijaykumar, Brampton Resident
- Shankarnarayana Sreedhara, Brampton Resident
- Jiteshkumar Tripathi, Brampton Resident
- Bela Patel, Brampton Resident
- Dipak Patel, Brampton Resident
- Snehal Patel, Brampton Resident
- Laljibhai Patel, Brampton Resident
- Nilraj Patel, Brampton Resident
- Manisha Patel, Brampton Resident
- Saurabh Patel, Brampton Resident
- Azad Goyat, Brampton Resident

- Divyesh Patel, Brampton Resident
- Ritesh Gandhi, Brampton Resident
- Santosh Patel, Brampton Resident
- Rinal Patel, Brampton Resident
- Kapil Bulsara, Brampton Resident
- Rutvik Upadhyay, Brampton Resident
- Diptesh Patel, Brampton Resident
- Asif Mahmood, Brampton Resident
- Sujal Patel, Brampton Resident
- Satyendra Bhavsar, Brampton Resident
- Raj Bains, Brampton Resident
- Deep Patel, Brampton Resident

The following registered delegates were not in attendance, therefore their delegations were withdrawn:

- Vishal Raval, Brampton Resident
- Sharon Persaud, Brampton Resident
- Dharmavir Gohil, Brampton Resident
- Dilip Ahir, Brampton Resident
- Birenkumar Ladhawala, Brampton Resident
- Dipakkumar Patel and Sweta Patel, Brampton Residents
- Asif Mahmood, Brampton Resident
- Amith Gujjula, Brampton Resident

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

- traffic safety and congestion concerns
- incompatibility with existing neighbourhood
- unsustainability of proposed development

- single entry and exit on Old Clarkway Drive
- parking related concerns including shortage of parking
- insufficient traffic study due to being conducted during a period of lower traffic volumes due to COVID-19
- lack of existing infrastructure and insufficient community services to support the proposed development
- privacy concerns
- noise pollution
- environmental concerns and request for an environmental study to be conducted
- potential impact to mental health and well being of neighbourhood residents
- financial impact
- crime and safety concerns
- incongruent with the properties of the existing neighbourhood
- impact to housing value
- increased population density and overcrowding concerns

The following motion was considered:

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 Advharyu, 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

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:

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

Items 6.1 and 11.3 were brought forward and dealt with at this time.

Harsh Padhya, Planner, Development Services, presented an overview of the application that included location overview, area context, site photos, development proposal, planning framework summary, Brampton plan designation, major transit station areas, secondary plan designation, zoning by-law, zoning by-law amendment, key issues and considerations, and current status.

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

- Stuart Scheffers, Brampton Resident

- George Jenney, Brampton Resident
- Azad Goyat, Brampton Resident

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

- overcrowding in the area
- traffic increase
- lack of privacy
- insufficient parking
- proposed height is not compatible with existing area and development proposal should be adjusted to decrease building height
- safety concerns regarding the accessibility of emergency services due to high proposed building height
- insufficient existing infrastructure

Melissa McKay, Debbie Hemmens, and Carmen Jandu, LEV Living, presented an overview of the application that included background information, area context, proposed development, conceptual site plan, tertiary plan, developments within the tertiary plan, supporting studies, and conclusion and next steps.

The following motion was considered:

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

Items 6.3 and 11.4 were brought forward and dealt with at this time.

Chair Palleschi commended staff for their work on this application.

Nitika Jagtiani, Planner, Development Services, presented an overview of the application that included location overview, area context, site photos, development proposal, architectural rendering, planning framework summary, official plan designation, Brampton plan designation, secondary plan designation, proposed official plan amendment, 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:

- Tony Fera, Brampton Resident
- Payal Mehta, Brampton Resident
- Harmeet Singh Walia, Brampton Resident
- Jagdish Valluri, Brampton Resident
- Tessa George, Brampton Resident
- Azad Goyat, Brampton Resident
- Arnold Zimmerman, Brampton Resident
- Esha Gandhi, Brampton Resident

- Rajneesh Chattha, Brampton Resident

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

- privacy concerns
- traffic congestion and road safety concerns
- inadequate parking
- noise concerns
- environmental concerns
- strain on existing infrastructure, including emergency services

The following motion was considered:

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

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

Charles Ng, 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, proposed official plan amendment, zoning by-law, zoning by-law amendment, key issues and considerations, and current status and next steps.

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

- Kashif Pannu, Brampton Resident
- Satyendra Bhavsar, Brampton Resident

- Bhaskar Sagar, Brampton Resident
- Hasmukh Merja, Brampton Resident
- Vrushant Shah, Brampton Resident
- Jignesh Shah, Brampton Resident
- Diptesh Patel, Brampton Resident
- Azad Goyat, Brampton Resident
- Rakesh Brambhatt, Brampton Resident
- Jitesh Tripathi, Brampton Resident
- Rinal Patel, Brampton Resident
- Divyesh Patel, Brampton Resident

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

- insufficient parking
- inadequate existing infrastructure and community services, which will result in a strain on services
- inaccurate potential employment figures
- major amendments to zoning by-laws
- proposed entry and exit points will create traffic related issues
- garbage around bus stops in the area, partially due to overcrowding
- traffic concerns
- suggestion to widen Queen Street
- concerns surrounding crime levels and safety

Lauren Capilongo, Malone Given Parsons Ltd., on behalf of TACC Holborn (Block 140) Inc., presented an overview of the application that included location overview, history, Brampton official plan designation, related secondary plans and MTSA's, zoning context, proposed development, official plan amendment, zoning by-law amendment, and planning analysis.

The following motion was considered:

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 PDC166-20243

- 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

The following motion was considered:

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

The following motion was approved on consent:

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.

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

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

12. Councillor Question Period

Nil

13. Public Question Period

Rajneesh Chattha, Brampton Resident, referenced Item 5.5 on the agenda, and inquired, via email, regarding the following:

- how will residents be compensated if the proposed development negatively affects property values

Chair Palleschi noted that staff will address the resident's concerns as part of the forthcoming recommendation report.

14. Closed Session

Nil

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