



# BRAMPTON

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

Monday, November 4, 2024

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2. **Approval of Agenda**

**PDC191-2024**

That the agenda for the Planning and Development Committee Meeting of November 4, 2024, be approved as published and circulated.

Carried

4. **Consent Motion**

**PDC192-2024**

That the following items to the Planning and Development Committee Meeting of November 4, 2024, be approved as part of Consent:

7.1, 7.2, 7.3, 7.4, 8.1, 8.2, and 8.3

Carried

5. **Statutory Public Meeting Reports**

- 5.1 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, ACI Wright Architects Inc., on behalf of 2706287 Ontario Inc., 8888 The Gore Road, Ward 8, File: OZS-2024-0052

**PDC193-2024**

1. That the presentation from Nitika Jagtiani, Planner, Development Services, to the Planning and Development Committee Meeting of November 4, 2024, re: **Application to Amend the Official Plan and**

**Zoning By-law, ACI Wright Architects Inc., on behalf of 2706287 Ontario Inc., 8888 The Gore Road, Ward 8, File: OZS-2024-0052, be received;**

2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, ACI Wright Architects Inc., on behalf of 2706287 Ontario Inc., 8888 The Gore Road, Ward 8, File: OZS-2024-0052 to the Planning and Development Committee Meeting of November 4, 2024, be received;
  1. Ripanjeet Gill, Brampton Resident
  2. Ian Franklin, KLM Planning Partners Inc.; and,
3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, ACI Wright Architects Inc., on behalf of 2706287 Ontario Inc., 8888 The Gore Road, Ward 8, File: OZS-2024-0052 to the Planning and Development Committee Meeting of November 4, 2024, be received:
  1. Kavita Batoolall, Brampton Resident, dated October 25, 2024
  2. Nishidh Vinchhi, Brampton Resident, dated October 30, 2024
  3. Sheena Sharma, Brampton Resident, dated October 31, 2024
  4. Ripanjeet Gill, Brampton Resident, dated October 29, 2024.

Carried

- 5.2 Staff Presentation re: Application to Amend the Zoning By-law, Glen Schnarr and Associates Inc., Castlemore Country Properties and 47-1 Country Properties Limited, 5076 Old Castlemore Road, Ward 10, File: OZS-2024-0049

**PDC194-2024**

1. That the presentation from Arjun Singh, Planner, Development Services, to the Planning and Development Committee Meeting of November 4, 2024, re: **Application to Amend the Zoning By-law, Glen Schnarr and Associates Inc., Castlemore Country Properties and 47-1 Country Properties Limited, 5076 Old Castlemore Road, Ward 10, File: OZS-2024-0049**, be received; and,
2. That the following correspondence re: Application to Amend the Zoning By-law, Glen Schnarr and Associates Inc., Castlemore Country Properties

and 47-1 Country Properties Limited, 5076 Old Castlemore Road, Ward 10, File: OZS-2024-0049 to the Planning and Development Committee Meeting of November 4, 2024, be received:

1. Katie Pandey, Weston Consulting, on behalf of 10015 Clarkway Drive, dated October 31, 2024.

Carried

- 5.3 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, KLM Planning Partners Inc., Four X North, Mustque, Pencil Top c/o DG Group, 0 and 9752 Mississauga Road, Ward 6, File: OZS-2024-0051

**PDC195-2024**

1. That the presentation from Nasir Mahmood, Planner, Development Services, to the Planning and Development Committee Meeting of November 4, 2024, re: **Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, KLM Planning Partners Inc., Four X North, Mustque, Pencil Top c/o DG Group, 0 and 9752 Mississauga Road, Ward 6, File: OZS-2024-0051**, be received;
2. That the delegation from Abhinav Sharma, Brampton Resident re: Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, KLM Planning Partners Inc., Four X North, Mustque, Pencil Top c/o DG Group, 0 and 9752 Mississauga Road, Ward 6, File: OZS-2024-0051 to the Planning and Development Committee Meeting of November 4, 2024, be received; and,
3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, KLM Planning Partners Inc., Four X North, Mustque, Pencil Top c/o DG Group, 0 and 9752 Mississauga Road, Ward 6, File: OZS-2024-0051 to the Planning and Development Committee Meeting of November 4, 2024, be received:
  1. Raghav Dhir, Brampton Resident, dated October 8, 2024
  2. Nikhil Reddy, Brampton Resident, dated October 10, 2024
  3. Kuldip Nirwal, Brampton Resident, dated October 10, 2024
  4. Amar Grewal, Brampton Resident, dated October 10, 2024

5. Chetan Patel, Brampton Resident, dated October 11, 2024
6. Shahzad Abbasi, Brampton Resident, dated October 14, 2024
7. Gurbir Brar, Brampton Resident, dated October 16, 2024
8. Sasikanth Maruvada, Brampton Resident, dated October 17, 2024
9. Kishan Pathmanadan, Brampton Resident, dated October 16, 2024
10. Jerry Brar, Brampton Resident, dated October 17, 2024
11. Sagar Trivedi, Brampton Resident, dated October 18, 2024
12. Jatin Patel, Brampton Resident, dated October 17, 2024
13. Sukhdeep Devgan, Brampton Resident, dated October 5, 2024
14. Kartik Shah, Brampton Resident, dated October 29, 2024
15. Mohammad Alam, Brampton Resident, dated October 17, 2024.

Carried

- 5.4 Staff Report re: Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corp., Dixie Holding Inc., 10 Henderson Avenue, Ward 3, File: OZS-2024-0047

**PDC196-2024**

1. That the presentation from Jan Salaya, Planner, Development Services, to the Planning and Development Committee Meeting of November 4, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corp., Dixie Holding Inc., 10 Henderson Avenue, Ward 3, File: OZS-2024-0047**, be received;
2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corp., Dixie Holding Inc., 10 Henderson Avenue, Ward 3, File: OZS-2024-0047 to the Planning and Development Committee Meeting of November 4, 2024, be received;
  1. Sandra Beatty, Brampton Resident
  2. Imelda Petroff, Brampton Resident
  3. Krista, Brampton Resident

4. Wolfgang Karalus, Brampton Resident
5. Carol Jarvie, Brampton Resident; and,
3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corp., Dixie Holding Inc., 10 Henderson Avenue, Ward 3, File: OZS-2024-0047 to the Planning and Development Committee Meeting of November 4, 2024, be received:
  1. Thomas Hulbert, Brampton Resident, dated October 31, 2024
  2. Wolfgang Karalus, Brampton Resident, dated November 3, 2024.

Carried

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

- 6.1 Delegation re: Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, KLM Planning Partners Inc., Four X North, Mustque, Pencil Top c/o DG Group, 0 and 9752 Mississauga Road, Ward 6, File: OZS-2024-0051

**Dealt with under Item 5.3 - Recommendation PDC195-2024**

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

**PDC197-2024**

1. That the report from Charles Ng, Planner, Development Services, to the Planning and Development Committee Meeting of November 4, 2024, re: **Application to Amend the Zoning By-law, G-Force Urban Planners and Consultants, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045**, be **referred back** to staff for further review; and,
2. That the following delegations re: Application to Amend the Zoning By-law, G-Force Urban Planners and Consultants, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045 to the Planning and Development Committee Meeting of November 4, 2024, be **referred back** to staff:

1. Cynthia Sri Pragash, Brampton Resident
2. Pushap Jindal, Jindal Developments Ltd.

Carried

- 6.3 Delegation from Satvinder Singh Bhatia and Harpreet Kaur Bhatia, Sukhmani Immigration Services, re: Request to Reconsider Refusal of Outside Business Permanent Sign on Upper Level

**PDC-198-2024**

That the delegation from Satvinder Singh Bhatia and Harpreet Kaur Bhatia, Sukhmani Immigration Services, re: **Request to Reconsider Refusal of Outside Business Permanent Sign on Upper Level** to the Planning and Development Committee Meeting of November 4, 2024, be **referred back** to staff for further review.

Carried

- 6.4 Delegation re: Community Improvement Plan Boundary Exclusion of Genesis Lodge Ltd.

**This delegation was withdrawn on October 31, 2024**

- 6.5 Delegation re: Application to Amend the Zoning By-law, and for a Draft Plan of Subdivision, Gagnon Walker Domes Ltd, Mr. Haroon Raza and 2872374 Ontario Inc., 1206 Steeles Ave West, Ward 4, File: OZS-2022-0037

**This delegation was withdrawn at the meeting**

(See Item 7.4)

- 6.6 Delegation re: Application to Amend the Official Plan and Zoning By-law, ACI Wright Architects Inc., on behalf of 2706287 Ontario Inc., 8888 The Gore Road, Ward 8, File: OZS-2024-0052

**Dealt with under Item 5.1 - Recommendation PDC193-2024**

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

**PDC199-2024**

1. That the report from Harjot Sra, Planner, Development Services, to the Planning and Development Committee Meeting of November 4, 2024, re: **Application to Amend the Zoning By-Law, Mayfield Commercial Centre Ltd, Weston Consulting, 6029 Mayfield Road, Ward 10, File: OZS-2024-0026**, be **referred** to a future council meeting for matters to be resolved prior to the enacting zoning by-law; and,
2. That the delegation from Gurvir Gill, Brampton Resident, re: Application to Amend the Zoning By-Law, Mayfield Commercial Centre Ltd, Weston Consulting, 6029 Mayfield Road, Ward 10, File: OZS-2024-0026 to the Planning and Development Committee Meeting of November 4, 2024, be received.

Carried

- 6.8 Delegation re: Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corp., Dixie Holding Inc., 10 Henderson Avenue, Ward 3, File: OZS-2024-0047

**Dealt with under Item 5.4 - Recommendation PDC196-2024**

**7. Staff Presentations and Planning Reports**

- <sup>^</sup> 7.1 Staff Presentation re: City-Wide Community Improvement Plan for Affordable Housing

**PDC200-2024**

That the presentation from Melinda Yogendran, Principal Planner/Supervisor, Integrated City Planning, to the Planning and Development Committee Meeting of November 4, 2024, re: **City-Wide Community Improvement Plan for Affordable Housing**, be received.

Carried

- <sup>^</sup> 7.2 Staff Report re: City-Wide Community Improvement Plan for Affordable Housing

## **PDC201-2024**

1. That the report from Melinda Yogendran, Principal Planner/Supervisor, Integrated City Planning, to the Planning and Development Committee Meeting of November 4, 2024, re: **City-Wide Community Improvement Plan for Affordable Housing**, be received;
2. That Council enact the Community Improvement Plan (CIP) Area Designation By-law, attached to this report as Attachment 3 to designate the entire city as a CIP area;
3. That Council enact the Community Improvement Plan for Affordable Housing By-law, attached to this report as Attachment 4 to establish a City-Wide Community Improvement Plan for Affordable Housing; and
4. That Council repeal By-law 217-2022 and replace it with the amended Community Improvement Plan By-law for Office Employment attached to this report as Attachment 5 to include the CIP Area Designation By-law, updated recitals, and the original CIP for Office Employment.

Carried

- <sup>^</sup> 7.3 Staff Report re: Application to Temporarily Amend the Zoning By-law, Highway 50 Holdings Inc., First Gulf Corporation, 10120 Highway 50, Ward 10, File: OZS-2024-0029

## **PDC202-2024**

1. That the report from Angelo Ambrico, Manager, Development Services, to the Planning and Development Committee Meeting of November 4, 2024, re: **Application to Temporarily Amend the Zoning By-law, Highway 50 Holdings Inc., First Gulf Corporation, 10120 Highway 50, Ward 10, File: OZS-2024-0029**, be received;
2. That the Application for Temporary Zoning By-law Amendment, Highway 50 Holdings Inc., First Gulf Corporation, 10120 Highway 50, Ward 10, File: OZS-2024-0029, 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 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 of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- ^ 7.4 Staff Report re: Application to Amend the Zoning By-law, and for a Draft Plan of Subdivision, Gagnon Walker Domes Ltd, Mr. Haroon Raza and 2872374 Ontario Inc., 1206 Steeles Ave West, Ward 4, File: OZS-2022-0037

**PDC203-2024**

1. That the report from Ramsen Yousif, Planner, Development Services, to the Planning and Development Committee Meeting of November 4, 2024, re: **Application to Amend the Zoning By-law, and for a Draft Plan of Subdivision, Gagnon Walker Domes Ltd, Mr. Haroon Raza and 2872374 Ontario Inc., 1206 Steeles Ave West, Ward 4, File: OZS-2022-0037**, be received;
2. That the application for an Amendment to the Zoning By-law and for a Draft Plan of Subdivision submitted by Gagnon Walker Domes LTD, on behalf of Mr. Haroon Raza and 2872374 Ontario Inc.(File: OZS-2022-0037) be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Planning Statement and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. 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; and,
4. That the amendments to the Zoning By-law, generally in accordance with Appendix 11 attached to this report, be adopted.

Carried

- 7.5 Staff Report re: Application to Amend the Zoning By-law, Mayfield Commercial Centre Ltd, Weston Consulting, 6029 Mayfield Road, Ward 10, File: OZS-2024-0026

**Dealt with under Item 6.7 - Recommendation PDC199-2024**

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

**Dealt with under Item 6.2 - Recommendation PDC197-2024**

**8. Committee Minutes**

- ^ 8.1 Minutes - Active Transportation Advisory Committee - October 8, 2024

**PDC204-2024**

That the Minutes of the Active Transportation Advisory Committee meeting of October 8, 2024, Recommendations ATC041-2024 - ATC049-2024, to the Planning and Development Committee Meeting of November 4, 2024, be approved as published and circulated.

The recommendations were approved as follows:

**ATC041-2024**

That the agenda for the Active Transportation Advisory Committee Meeting of October 8, 2024, be amended,

**To Add:**

7.2 - Discussion at the request of Dayle Laing, Citizen Member, re: **Survey Brampton Orangeville Rail Trail**

**ATC042-2024**

That the delegation and correspondence from Donna Laevens-Van West, Brampton Resident, re: **Contra-Flow Lanes on One-Way Streets (Bicycle Excepted Signs)**, to the Active Transportation Advisory Committee Meeting of October 8, 2024, be received.

**ATC043-2024**

That the presentation from Stephen Laidlaw, Co-Chair, re: **Edmonton Vision Zero**, to the Active Transportation Advisory Committee Meeting of October 8, 2024, be received.

**ATC044-2024**

That the presentation from Nelson Cadete, Manager, Transportation Planning to the Active Transportation Advisory Committee Meeting of October 8, 2024, re:

**Active Transportation Master Plan Implementation – 2024 challenges**, be received.

**ATC045-2024**

That the presentation from Cindy Evans, Citizen Member, to the Active Transportation Advisory Committee Meeting of October 8, 2024, re: **Balmoral Bike Lanes**, be received.

**ATC046-2024**

That the verbal update from Fernanda Soares, Project Manager, Active Transportation, Planning, Building and Growth Management, re: **Updates on the 2024 ATMP Implementation Work Plan**, to the Active Transportation Advisory Committee Meeting of October 8, 2024, be received.

**ATC047-2024**

It is the position of the City of Brampton Active Transportation Advisory Committee that the Committee Chairs work with staff to compose correspondence to the appropriate provincial representatives, on behalf of the Committee, to object to any new legislation that would limit the construction of on street active transportation infrastructure.

**ATC048-2024**

That the correspondence from Tyron Nimalakumar, Transportation Planner, Planning, Building and Growth Management, re: **Status of Remaining TransCanada PXOs**, to the Active Transportation Advisory Committee Meeting of October 8, 2024, be received.

**ATC049-2024**

That the Active Transportation Advisory Committee do now adjourn to meet again for a Regular Meeting on Tuesday, December 10, 2024, 4:30 p.m. or at the call of the Chair.

Carried

**^ 8.2 Minutes - Brampton Heritage Board - Special Meeting - October 2, 2024**

**PDC205-2024**

That the Minutes of the Special Meeting of the Brampton Heritage Board of October 2, 2024 to the Planning and Development Committee Meeting of November 4, 2024, be received.

<sup>^</sup> 8.3 Minutes - Brampton Heritage Board - October 15, 2024

**PDC206-2024**

That the Minutes of the Brampton Heritage Board meeting of October 15, 2024, Recommendations HB041-2024 - HB045-2024, to the Planning and Development Committee Meeting of November 4, 2024, be approved as published and circulated.

The recommendations were approved as follows:

**HB041-2024**

That the agenda for the Brampton Heritage Board meeting of October 15, 2024 be approved, as amended, as follows:

**To withdraw:**

Item 6.1 - Delegation by David Eckler, Principal, AREA, Architects Rasch Eckler Associates Ltd. re: **Heritage Permit Application (HPA) for 10254 Hurontario St., Brampton, Learment-C. Armstrong House**

**HB042-2014**

1. That the report from Otmar Melhado, Heritage Planner, to the Brampton Heritage Board Meeting of October 15, 2024, re: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 3448 Castlemore Road - Ward 10**, be received;
2. That staff be authorized to publish and serve the Notice of Intention to Designate the property at 3448 Castlemore Road in accordance with the requirements of the Ontario Heritage Act;
3. That, if no objections are received for the Notice of Intention to Designate, a by-law be passed to Designate the subject property;
4. That, if any objections to the designation are received that cannot be resolved, staff be directed to refer the proposed designation to the Ontario Land Tribunal; and
5. That staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

#### **HB043-2024**

1. That the report from Arpita Jambekar, Heritage Planner to the Brampton Heritage Board Meeting of October 15, 2024, re: **Recommendation Report for Heritage Impact Assessment and Heritage Permit for 55 Queen St E – Ward 3**, be received;
2. That the Heritage Impact Assessment for 55 Queen St E prepared by Megan Hobson, dated September 11, 2024 be received; and
3. That the Heritage Permit application, for accessibility upgrades to the front entrance and lower-level washroom at 55 Queen St E, be approved as recommended in the Heritage Impact Assessment, subject to the following conditions:
  - i. that the architect provide detailed drawings and specifications for the replicated glazed partition wall and wheelchair ramp railings to heritage staff for final review, prior to the issue of building permits;
  - ii. that the architect and/or heritage consultant monitors demolition and construction work to ensure that original features are preserved wherever possible and that all new work is compatible and completed to the same high standard as the existing; and
  - iii. that the arborist monitors tree protection during construction of the wheelchair ramp.

#### **HB044-2024**

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board Meeting of October 15, 2024, re: **Heritage Impact Assessment and Heritage Permit Application for 10254 Hurontario St – Ward 2**, dated October 9, 2024 be received;
2. That the Heritage Impact Assessment for 10254 Hurontario St. (prepared by AREA Architects, October 9, 2024) addressing proposed alterations and additions to the property, be received;
3. That the Heritage Permit application for Phase 1: Daycare Interior Renovations and Basement Alterations at the southeast of the building including deck and railings at ground floor level and windows within above-grade foundation walls, at 10254 Hurontario St be approved, subject to the following conditions, as recommended by Heritage Staff:
  - i. that the architect provides detailed drawings & specifications for the proposed railing on the deck, prior to the issue of building permits;

- ii. that the architect and/or heritage consultant monitor construction work to ensure that original features are preserved wherever possible, and that all new work is compatible and completed to the same high standard as the existing; and
- 4. That an Addendum to the Heritage Impact Assessment addressing the proposed Phase II: 2-storey addition at the West of the building, be submitted as part of the Site Plan and Heritage Permit applications.

#### **HB045-2024**

That Brampton Heritage Board do now adjourn to meet again on Tuesday, November 19, 2024, at 7:00 p.m.

Carried

#### **11. Correspondence**

- 11.1 Correspondence re: Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, KLM Planning Partners Inc., Four X North, Mustque, Pencil Top c/o DG Group, 0 and 9752 Mississauga Road, Ward 6, File: OZS-2024-0051

#### **Dealt with under Item 5.3 - Recommendation PDC195-2024**

- 11.2 Correspondence re: Application to Amend the Official Plan and Zoning By-law, ACI Wright Architects Inc., on behalf of 2706287 Ontario Inc., 8888 The Gore Road, Ward 8, File: OZS-2024-0052

#### **Dealt with under Item 5.1 - Recommendation PDC193-2024**

- 11.3 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corp., Dixie Holding Inc., 10 Henderson Avenue, Ward 3, File: OZS-2024-0047

#### **Dealt with under Item 5.4 - Recommendation PDC196-2024**

- 11.4 Correspondence re: Application to Amend the Zoning By-law, Glen Schnarr and Associates Inc., Castlemore Country Properties and 47-1 Country Properties Limited, 5076 Old Castlemore Road, Ward 10, File: OZS-2024-0049

**Dealt with under Item 5.2 - Recommendation PDC194-2024**

**15. Adjournment**

**PDC207-2024**

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

Carried