



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, February 10, 2025

Members Present: Regional Councillor M. Palleschi - Wards 2 and 6
Deputy Mayor H. Singh - Wards 9 and 10
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 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
David Vanderberg, Manager, Planning Building and Economic Development
Nicole Hanson, Principal Planner/Supervisor, Development Services
Yinzhou Xiao, Principal Planner/Supervisor, Development Services
David DeGroot, Urban Design Manager, Development Services
Nelson Cadete, Manager, Transportation Planning
Hanu Sadanandan Dilip, Urban Designer, Development Services
Rowaidah Chaudhry, Transportation Planner, Integrated City Planning
Ross Campbell, Manager, Zoning and Sign By-law Services
Damanpreet (Preet) Mathouda, Planner, Downtown Revitalization
Genevieve Scharback, City Clerk
Charlotte Gravlev, Deputy City Clerk

1. Call to Order

The meeting was called to order at 7:02 p.m. and adjourned at 7:21 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, as follows:

Members present during roll call: Deputy Mayor Singh (Chair), Regional Councillor Palleschi, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Fortini (arrived - 7:04 p.m.), and City Councillor Power.

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

2. Approval of Agenda

PDC010-2025

That the agenda for the Planning and Development Committee Meeting of February 10, 2025 be approved as published and circulated.

Carried

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

Nil

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, 8.1, 8.2, and 8.3)

The following motion was considered:

PDC011-2025

That the following items to the Planning and Development Committee Meeting of February 10, 2025, be approved as part of Consent:

7.1, 8.1, 8.2, and 8.3

Carried

5. General Delegations

Nil

6. Statutory Public Meetings

6.1 File: OZS-2024-0057 - Public Meeting

6.1.1 Staff Presentation by Nicole Hanson, Planner, Development Services

6.1.2 Delegations

6.1.3 Correspondence

Nicole Hanson, Planner, Development Services, presented an overview of the application that included location overview, area context, site context and 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.

Grazia and Robert Aquino, Brampton Residents, referenced correspondence included in the agenda and reiterated the following concerns, suggestions, and questions of clarification with respect to the subject application:

- lack of transparency in communication to residents
- clarification surrounding the mention of "part-lots" and "low-density" in the proposal
- proposal is incongruent with the existing characteristics of the neighbourhood
- safety concerns
- suggestion for further public engagement

Staff clarified the terms "part lots" and "low-density" with regards to the subject application and noted that the proposal refers to the development of single detached dwellings.

Committee directed staff to reach out to the delegate to further address the questions and concerns raised.

The following motion was considered:

PDC012-2025

1. That the presentation from Nicole Hanson, Planner, Development Services, to the Planning and Development Committee Meeting of February 10, 2025, re: Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision, Syed Sarwar (Umbria Developers), Glen Schnarr and Associates Inc., 3827, 3847, and 3863 Castlemore Road, Ward 8, File: OZS-2024-0057, **be received**;
2. That the delegation from Grazia and Robert Aquino, Brampton Residents, re: Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision, Syed Sarwar (Umbria Developers), Glen Schnarr and Associates Inc., 3827, 3847, and 3863 Castlemore Road, Ward 8, File: OZS-2024-0057, **be received**; and
3. That the correspondence from Grazia Aquino, Brampton Resident, dated February 5, 2025, re: Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision, Syed Sarwar (Umbria Developers), Glen Schnarr and Associates Inc., 3827, 3847, and 3863 Castlemore Road, Ward 8, File: OZS-2024-0057, **be received**.

Carried

7. Planning Applications

7.1 File: City-initiated - Report 2025-072

7.1.1 Staff Report by Yin Xiao, Planner, Development Services

7.1.2 Delegations - Nil

7.1.3 Correspondence - Nil

The following motion was approved on consent:

PDC013-2025

1. That the report from Yin Xiao, Principal Planner/Supervisor, Development Services, to the Planning and Development Committee Meeting of February 10, 2025, re: City-Initiated Official Plan Amendment to the Region of Peel Official Plan Schedule E-4, City File 2025-072, **be received**;

2. That a **Public Meeting be held** to consider the proposed removal of the 'Employment Area' Designation on Schedule E-4 of the Region of Peel Official Plan from the subject lands, as shown in Attachment 1; and
3. That **staff report back** to Planning and Development Committee following the Public Meeting to share feedback received, as well as recommendations for consideration.

Carried

8. **Staff Reports**

- 8.1 Staff Report and Presentation by David de Groot, Urban Design Manager, and Nelson Cadete, Transportation Planning Manager, re: Uptown Steeles Avenue Urban Streetscape Improvements Plan and Feasibility Study - Wards 3 and 4

The following motion was approved on consent:

PDC014-2025

1. That the presentation from Hanu S. Dilip, Urban Designer, Development Services, and Rowaidah Chaudhry, Transportation Planner, Integrated City Planning, to the Planning and Development Committee Meeting of February 10, 2025, re: Uptown Steeles Avenue Urban Streetscape Improvements Plan and Feasibility Study - Wards 3 and 4; **be received**;
2. That the report from Hanu S. Dilip, Urban Designer, Development Services, and Rowaidah Chaudhry, Transportation Planner, Integrated City Planning, to the Planning and Development Committee Meeting of February 10, 2025, re: Uptown Steeles Avenue Urban Streetscape Improvements Plan and Feasibility Study - Wards 3 and 4; **be received**; and
3. That **staff be directed to complete a feasibility study** (within the existing approved capital budget) for potential improvements to the Steeles Avenue streetscape the City's Uptown and report back with project milestones, anticipated costs, and a financial strategy to fund the improvements.

Carried

8.2 Staff Report by Ross Campbell, Manager, Zoning and Sign By-law Services, re: Additional Residential Unit (ARU) Registration Process - Electrical Safety Code Compliance – All Wards

The following motion was approved on consent:

PDC015-2025

1. That the report from Ross Campbell, Manager, Zoning and Sign By-law Services, to the Planning and Development Committee Meeting of February 10, 2025, re: Additional Residential Unit (ARU) Registration Process - Electrical Safety Code Compliance – All Wards, **be received**; and
2. That **staff be directed to implement the proposed process change** to streamline ARU registration and provide direct notification to the Electrical Safety Authority (as the approval authority for works undertaken under the Electrical Safety Code) of all registered additional residential units.

Carried

8.3 Staff Report by Damanpreet Mathouda, Planner, Downtown Revitalization, re: Building and Façade Improvement Grant Programs Close-Out - Wards 1 and 3

The following motion was approved on consent:

PDC016-2025

1. That the report from Damanpreet Mathouda, Planner, Downtown Revitalization, to the Planning and Development Committee Meeting of February 10, 2025, re: Building and Façade Improvement Grant Programs Close-Out - Wards 1 and 3, **be received**;
2. That the close-out of the Building and Façade Improvement Grant Programs, effective February 10, 2025, acknowledging the Program's success to date in balance with administrative challenges, and the ongoing and planned major capital investments to revitalize Downtown Brampton, **be approved**;
3. That as part of the close-out of the Building and Façade Improvement Programs, all active, under review applications and all approved, in process applications that receive subsequent Council endorsement, which advance to construction completion **are processed and paid** accordingly;

4. That **no new applications be accepted or considered** after the close-out of the programs on February 10, 2025; and
5. That once all projects are completed and all applicants have been paid accordingly, **any remaining budget in capital project accounts #197827-001, #197827-002, #247827-001 and #247827-002 be returned to their original funding source.**

Carried

9. **Committee Minutes**

Nil

10. **Other Business/New Business**

Nil

11. **Referred/Deferred Matters**

Nil

12. **General Correspondence**

Nil

13. **Councillor Question Period**

Nil

14. **Public Question Period**

Nil

15. **Closed Session**

Nil

16. Adjournment

PDC017-2025

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, February 24, 2025 at 7:00 p.m. or at the call of the Chair.

Carried

Deputy Mayor Singh, Acting Chair