



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, February 24, 2025

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 P. Fortini - Wards 7 and 8 Regional Councillor G. Toor - Wards 9 and 10 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 David Vanderberg, Manager, Planning Building and Economic Development Ramsen Yousif, Planner, Development Services Andrew Ramsammy, Planner, Development Services Allyson Sander, Strategic Leader, Legislative Services Sadaf Shahid-Hussain, Planner, Development Services Satwant Hothi, Planner, Development Services Genevieve Scharback, City Clerk Tammi Jackson, Legislative Coordinator Gagandeep Jaswal, Acting Legislative Coordinator

1. **Call to Order**

The meeting was called to order at 7:00 p.m. and adjourned at 7:10 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 Santos, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

Members absent during roll call: Regional Councillor Medeiros (leave of absence), Mayor Brown (ex officio).

2. Approval of Agenda

PDC018-2025

That the agenda for the Planning and Development Committee Meeting of February 24, 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.

(7.2, 7.4, 7.5, 9.1, and 12.1)

The following motion was considered:

PDC019-2025

That the following items to the Planning and Development Committee Meeting of February 24, 2025, be approved as part of Consent:

7.2, 7.4, 7.5, 9.1, and 12.1

Carried

5. General Delegations

Nil

6. Statutory Public Meetings

Nil

7. Planning Applications

7.1 File: OZS-2023-0010

7.1.1 Staff Report by Ramsen Yousif, Planner, Development Services

7.1.2 Delegations

7.1.3 Correspondence

John Corbett, Nick Wood, and Lee Parsons, addressed Committee on behalf of Glen Rouge Developments Inc., and presented an overview of the application that included location overview, property description, background information, proposed development, proposed amendments, office strategy, technical studies, and recommendations and conclusion.

Regional Councillor Palleschi provided location context with regards to the subject application adding that the site features two major corridors and is intended for a diverse mix of uses, communities, and a proposed third hospital, which will create a need for more office space. Councillor Palleschi suggested that the application be deferred until staff can complete a market and economic analysis.

The following motions were considered:

PDC020-2025

That the report from Ramsen Yousif, Planner, Development Services, to the Planning and Development Committee Meeting of February 24, 2025, re: Application to Amend the Official Plan and Zoning By-law, Corbett Land Strategies Inc., Glen Rouge Developments Inc., 2036 Bovaird Drive and 10020, 10024, 10042, and 10054 Mississauga Road, Ward 6, File: OZS-2023-0010, **be deferred** to a future meeting by the end of Q2 2025.

Carried

PDC021-2025

1. That the delegation from John Corbett, Nick Wood, and Lee Parsons, on behalf of Glen Rouge Developments Inc., re: Application to Amend the Official Plan and Zoning By-law, Corbett Land Strategies Inc., Glen Rouge Developments Inc., 2036 Bovaird Drive and 10020, 10024, 10042, and 10054 Mississauga Road, Ward 6, File: OZS-2023-0010, to the Planning and Development Committee Meeting of February 24, 2025, **be received**; and
2. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Corbett Land Strategies Inc., Glen Rouge Developments Inc., 2036 Bovaird Drive and 10020, 10024, 10042, and 10054 Mississauga Road, Ward 6, File: OZS-2023-0010, **be received**;
 1. Daniel Steinberg, Mount Pleasant Heights Block 51-3 Landowners Group Inc., dated February 21, 2025.

Carried

7.2 File: City Initiated - Report 2025-089

7.2.1 Staff Report by Andrew Ramsammy, Planner, Development Services, and Allyson Sander, Strategic Leader, Legislative Services

7.2.2 Delegations - Nil

7.2.3 Correspondence - Nil

The following motion was approved on consent:

PDC022-2025

1. That the report from Allyson Sander, Strategic Leader, Project Management, Legislative Services and Andrew Ramsammy, Planner, Development Services, to the Planning and Development Committee Meeting of February 24, 2025, re: File: City Initiated - Zoning By-law Amendment – Outdoor Storage Permissions for Truck Parking, City-wide, Report 2025-089, **be received**;
2. That staff **be directed to proceed to a public meeting** with a Zoning By-law Amendment generally in accordance with Attachment 1 that provides updated regulations to extend outdoor storage permissions for Industrial zoned land to include truck and trailer parking that may not be in

conjunction with or accessory to a business operating within a building on the same lot.

Carried

7.3 File: OZS-2024-0004

7.3.1 Staff Report by Sadaf Shahid Hussain, Planner, Development Services

7.3.2 Delegations - Nil

7.3.3 Correspondence - Nil

Regional Councillor Toor suggested deferral of the application to the next Planning and Development Committee meeting due to significant public interest and proposed changes to the application by the applicant.

The following motion was considered:

PDC023-2025

That the report from Sadaf Shahid-Hussain, Planner, Development Services, to the Planning and Development Committee Meeting of February 24, 2025, re: Application to Amend the Official Plan, Zoning By-law, and Proposed Draft Plan of Subdivision, Candevcon Group Inc., Siva Rama Kirshna Prasad Ari, 11038 The Gore Road, Ward 10, File: OZS-2024-0004, **be deferred** to the Planning and Development Committee Meeting of March 17, 2025.

Carried

7.4 File: City Initiated - Report 2025-097

7.4.1 Staff Report by Andrew Ramsammy, Planner, Development Services

7.4.2 Delegations - Nil

7.4.3 Correspondence - Nil

The following motion was approved on consent:

PDC024-2025

1. That the report from Andrew Ramsammy, Planner, Development Services, to the Planning and Development Meeting of February 24, 2025, re: City-initiated Housekeeping Amendment to Schedule A of Planning Application Fee By-law (By-law 85-96), City-wide, Report 2025-097, **be received**; and,

2. That Schedule A to the Tariff of Fees By-law with respect to Planning and other Municipal Applications By-law 85-96, as amended, **be amended to reflect the changes** as generally set out in Attachment 1 of this report.

Carried

7.5 File: OZS-2024-0028

7.5.1 Staff Report by Satwant Hothi, Planner, Development Services

7.5.2 Delegations - Nil

7.5.3 Correspondence - Nil

The following motion was approved on consent:

PDC025-2025

1. That the report from Satwant Hothi, Planner, Development Services, to the Planning and Development Committee Meeting of February 24, 2025, re: Application to Amend the Zoning By-law, The Biglieri Group Ltd, on behalf of 1000469464 Ontario Inc., 0 Rollingwood Drive, Ward 4, File: OZS-2024-0028, **be received**;
2. That the application for an Amendment to the Zoning By-law, on behalf of 1000469464 Ontario Inc. (File: OZS-2024-0028) **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 the amendment to the Zoning By-law generally in accordance with the Attachment 13 to this report **be adopted**;
4. That, prior to forwarding the enactment of Zoning By-Law amendment to Council for adoption, a revised Functional Servicing Report (FSR), Phase 2 Environmental Site Assessment (ESA), and Urban Design Brief (UDB) **be submitted** to the satisfaction of the Commissioner of Planning, Building and Growth Management; or alternatively a Holding (H) Symbol be used in conjunction with the zoning by-law amendment to ensure the noted supporting documents are completed;
5. That, prior to forwarding the enactment of Zoning By-Law amendment to Council for adoption, a Phase Two Environmental Site Assessment (ESA) **be submitted and approved** at the direction of the Commissioner of Planning, Building and Growth Management; and

6. 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.

Carried

8. **Staff Reports**

Nil

9. **Committee Minutes**

9.1 Minutes - Active Transportation Advisory Committee - February 11, 2025

The following motion was approved on consent:

PDC026-2025

That the Minutes of the Active Transportation Advisory Committee meeting of February 11, 2025, Recommendations ATC001-2025 - ATC006-2025, to the Planning and Development Committee Meeting of February 24, 2025, be approved.

The recommendations were approved as follows:

ATC001-2025

That the agenda for the Active Transportation Advisory Committee Meeting of February 11, 2025, be approved, as amended, as follows:

To Add:

7.3 - Correspondence from Enzo Bek, Citizen Member, dated February 9, 2025, re: **Resignation from the Active Transportation Advisory Committee**

ATC002-2025

That the presentation from Stephen Laidlaw, Co-Chair, re: **Bicycle Parking in Brampton**, to the Active Transportation Advisory Committee Meeting of February 11, 2025, be received.

ATC003-2025

That the presentation from Fernanda Soares, Project Manager Active Transportation, Integrated City Planning re: **The 2025 Active Transportation**

Master Plan, to the Active Transportation Advisory Committee Meeting of February 11, 2025, be received.

ATC004-2025

That the **Active Transportation Advisory Committee Sub-Committee Minutes of January 21, 2025**, to the Active Transportation Advisory Committee Meeting of February 11, 2025, be received.

ATC005-2025

That the correspondence from Enzo Bek, Citizen Member, dated February 9, 2025, re: **Resignation from the Active Transportation Advisory Committee**, to the Active Transportation Advisory Committee Meeting of February 11, 2025, be received.

ATC006-2025

That the Active Transportation Advisory Committee do now adjourn to meet again for a Regular Meeting on Tuesday, April 8, 2025, 7:00 p.m. or at the call of the Chair.

Carried

10. Other Business/New Business

Nil

11. Referred/Deferred Matters

Nil

12. General Correspondence

- 12.1 Correspondence from Minister Prabmeet Sarkaria, MPP Brampton South, re: Peel Village and Rooming Houses

The following motion was approved on consent:

PDC027-2025

That the correspondence from Minister Prabmeet Sarkaria, MPP Brampton South, to the Planning and Development Committee Meeting of February 24, 2025, re: Peel Village and Rooming Houses, **be received**.

Carried

13. Councillor Question Period

Nil

14. Public Question Period

Nil

15. Closed Session

Nil

16. Adjournment

PDC028-2025

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on March 17, 2025, at 7:00 p.m. or at the call of the Chair.

Carried

Deputy Mayor Singh, Acting Chair