
RESULTS OF PUBLIC MEETING

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Planning and Development Committee
Regular Meeting – December 9, 2024
City File Number – OZS-2024-0040

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
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
Angelo Ambrico, Manager, Development Services
David Vanderberg, Manager, Planning Building and Economic Development
Carolyn Crozier, Strategic Leader, Strategic Leader, Project Management
Mana Zavalat, Manager, Development Services
Charlton Carscallen, Principal Planner/Supervisor, Integrated City Planning
Yinzhou Xiao, Principal Planner/Supervisor, Development Services
Arjun Singh, Planner, Development Services
Samantha Dela Pena, Planner, Development Services
Chinoye Sunny, Planner, Development Services
Satwant Hothi, Planner, Development Services
Harjot Sra, Planner, Development Services
Genevieve Scharback, City Clerk
Tammi Jackson, Legislative Coordinator
Gagandeep Jaswal, Acting Legislative Coordinator

Staff Report:

Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Avalon Developments Inc., Blackthorn Development Corporation, 137 Steeles Avenue West, Ward 4, File: OZS-2024-0040

Item 6.5 was brought forward and dealt with at this time. See also Item 11.1.

Arjun Singh, 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.

Registered delegate, Joe Cimer, MSH Planning, addressed Committee on behalf of their client, Pier Pointe Inc., to request that MSH Planning be included in discussions with the City of Brampton and Region of Peel, with regards to population analysis. The delegate expressed the importance of accurate population analysis to plan for and provide infrastructure.

The following motion was considered:

PDC211-2024

1. That the presentation from Arjun Singh, Planner, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: Application to Amend the Official Plan and Zoning By-law, Avalon Developments Inc., Blackthorn Development Corporation, 137 Steeles Avenue West, Ward 4, File: OZS-2024-0040, be received; and
2. That the delegation from Joe Cimer, MSH Planning, re: Application to Amend the Official Plan and Zoning By-law, Avalon Developments Inc., Blackthorn Development Corporation, 137 Steeles Avenue West, Ward 4, File: OZS-2024-0040 to the Planning and Development Committee Meeting of December 9, 2024, be received.

Staff Responses to Comments

Consideration and inclusion of property owners with respect to infrastructure planning

Staff have placed a Holding Provision on the subject property which requires consultation with the Tertiary Plan landowners in the area bound by Malta Avenue, Steeles Avenue West and Lancashire Lane to ensure accurate future population analysis to support planned municipal infrastructure works including water, wastewater, sanitary and auxiliary road networks occurs