



## Minutes

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

**Monday, January 13, 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 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  
Nicole Hanson, Principal Planner/Supervisor, Development Services  
Vikram Hardatt, Advisor, Special Projects, Integrated City Planning  
Tristan Costa, Planner, Integrated City Planning  
Chinoye Sunny, Planner, Development Services  
Samantha DeLaPena, Planner, Development Services  
Genevieve Scharback, City Clerk  
Charlotte Gravlev, Deputy City Clerk  
Gagandeep Jaswal, Acting Legislative Coordinator

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1. **Call to Order**

The meeting was called to order at 7:00 p.m. and adjourned at 7:31 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: Regional Councillor Palleschi (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente (left - 7:26 p.m.), Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor (arrived - 7:02 p.m.), and City Councillor Power (arrived - 7:05 p.m.).

Members absent during roll call: Mayor Brown (ex officio).

**2. Approval of Agenda**

**PDC001-2025**

That the agenda for the Planning and Development Committee Meeting of January 13, 2025, be approved, as published and circulated.

**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 and 8.1)

The following motion was considered:

**PDC002-2025**

That the following items to the Planning and Development Committee Meeting of January 13, 2025, be approved as part of Consent:

7.1 and 8.1

Carried

**5. Statutory Public Meetings**

5.1 File: City-initiated Report 2025-031 - Public Meeting

5.1.1 Staff Report by Vikram Hardatt, Advisor, Special Projects, Integrated City Planning

### 5.1.2 Delegations - Nil

### 5.1.3 Correspondence - Nil

In response to the Chair's query if anyone present would like to hear from the City planner on file, or delegate on this item, no one responded. No correspondence was received for this item. Therefore, the Chair proceeded to adjourn this public meeting item.

The following motion was considered:

#### **PDC003-2025**

1. That the report from Vikram Hardatt, Advisor, Special Projects, Integrated City Planning, to the Planning and Development Committee Meeting of January 13, 2025, re: City-initiated Official Plan Amendment to the Region of Peel Official Plan Schedule E-4, southeast corner of Winston Churchill Boulevard and Mayfield Road, SPA-1 on Schedule 52-6 of the revised Heritage Heights Secondary Plan, City File: 2025-031, **be received**; and,
2. That Planning staff **be directed to report back** to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation.

Carried

## 5.2 File: OZS-2024-0033 - Public Meeting

### 5.2.1 Staff Presentation by Chinoye Sunny, Planner, Development Services

### 5.2.2 Delegations

### 5.2.3 Correspondence

Chinoye Sunny, Planner, Development Services, presented an overview of the application that included location overview, area context, site context and photos, development proposal, tertiary plan, 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.

Angela Hiba, Brampton Resident, addressed Committee and expressed concerns and questions of clarification on how the proposed application will affect their property and property lines. The delegate also expressed concerns and questions of clarification with regards to road widening implications, bicycle infrastructure, traffic, and waste removal.

Registered delegate, Richard Domes, Gagnon Walker Domes Ltd., addressed Committee on behalf of Amdev Property Group, and presented an overview of the application that included site context, policy perspective, Brampton plan designation, initial plan summary, revisited plan summary, uses, setback and streetscape, landscape plan, building dimensions, angular plane, and a summary of notable changes.

The following motion was considered:

**PDC004-2025**

1. That the presentation from Chinoye Sunny, Planner, Development Services, to the Planning and Development Committee Meeting of January 13, 2025, re: Application to Amend the Official Plan and Zoning By-law, Amdev Property Group, 17, 19, 21, 23, 25, 27, and 29 Mill Street North, and 53 Nelson Street West, Ward 1, File: OZS-2024-0033, **be received**;
2. That the following delegation re: Application to Amend the Official Plan and Zoning By-law, Amdev Property Group, 17, 19, 21, 23, 25, 27, and 29 Mill Street North, and 53 Nelson Street West, Ward 1, File: OZS-2024-0033, to the Planning and Development Committee Meeting of January 13, 2025, **be received**; and
  1. Angela Hiba, Brampton Resident
  2. Richard Domes, Gagnon Walker Domes Ltd., on behalf of Amdev Property Group
3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Amdev Property Group, 17, 19, 21, 23, 25, 27, and 29 Mill Street North, and 53 Nelson Street West, Ward 1, File: OZS-2024-0033, to the Planning and Development Committee Meeting of January 13, 2025, **be received**:
  1. Patrick Silva, Brampton Resident, dated January 10, 2025.

Carried

5.3 File: OZS-2024-0065 - Public Meeting

5.3.1 Staff Presentation by Samantha Dela Pena, Planner, Development Services

5.3.2 Delegations - Nil

5.3.3 Correspondence

In response to the Chair's query if anyone present would like to hear from the City planner on file, or delegate on this item, no one responded. Therefore, the Chair proceeded to adjourn this public meeting item.

Registered delegate, Marshall Smith, KLM Planning Partners Inc., was in attendance but withdrew their delegation.

The following motion was considered:

**PDC005-2025**

1. That the presentation from Samantha Dela Pena, Planner, Development Services, to the Planning and Development Committee Meeting of January 13, 2025, re: Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, KLM Planning Partners Inc., on behalf of West Humber Developments Inc., 10350 The Gore Road, Ward 10, File: OZS-2024-0065, **be received**; and
2. 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., on behalf of West Humber Developments Inc., 10350 The Gore Road, Ward 10, File: OZS-2024-0065, to the Planning and Development Committee Meeting of January 13, 2025, **be received**:
  1. Kamila Lukus, Brampton Resident, dated January 2, 2025.

Carried

**6. Planning Applications**

Nil

**7. General Staff Reports**

7.1 Staff Report 2024-857 - Creation of Zoning By-law Regulations to Apply to Large Statues and Monuments

7.1.1 Delegations - Nil

7.1.2 Correspondence - Nil

The following motion was approved on consent:

**PDC006-2025**

1. That the report from Nicole Hanson, Principal Planner/Supervisor, Development Services, to the Planning and Development Committee

Meeting of January 13, 2025, re: Creation of Zoning By-law Regulations to Apply to Large Statues and Monuments, City File: 2024-857, **be received**; and

2. That staff **be directed to develop** Zoning By-law performance standards for tall statues and monuments and incorporate those performance standards through the public meeting associated with the City's Comprehensive Zoning By-law Review, to be scheduled before the end March 2025.

Carried

## 7.2 Staff Report 2025-037 - Bram West Secondary Plan Review Process and Update (Wards 4 and 6)

### 7.2.1 Delegations

### 7.2.2 Correspondence - Nil

Registered delegate, Patrick Pearson, Glen Schnarr and Associates Inc., addressed Committee on behalf of Bram West Precinct 40-5 Landowners Group Inc., and provided the following comments and suggestions:

- commended staff on the work completed and noted agreement with the staff recommendations
- requested that the Landowners Group Inc. be able to review and comment on the draft concept plan before it is tabled
- requested that staff work in collaboration with the Landowners Group Inc. to explore opportunities to allow block plans to be advanced in conjunction with the secondary plan review

The following motion was considered:

### **PDC007-2025**

1. That the report from Tristan Costa, Planner, Integrated City Planning, to the Planning and Development Committee Meeting of January 13, 2025, re: Bram West Secondary Plan Review Process and Update (Wards 4 and 6), City File: 2025-037, **be received**;
2. That staff **be directed to report back** with the proposed Bram West Secondary Plan land use concept for Council endorsement in Q1 2025 in order to proceed with secondary plan technical studies;

3. That staff **be directed to expedite** the procurement of all technical studies listed in this report, and that Council authorize staff to be excluded from a competitive procurement process as per section 2.3.2 of the Purchasing By-law, to support the timely completion of the Bram West Secondary Plan Review;
4. That Council **advocate to the Province** to work with City staff in evaluating potential alignments of the Bram West Parkway to the Highway 413 Focused Analysis Area;
5. That Council **endorse the proposed work plan** for the Bram West Secondary Plan Review and the approach to support the expediting of development applications where possible, subject to sufficient completion of secondary plan technical studies, as part of a parallel alternative process alongside the Secondary Plan Review; and
6. That the following delegation re: Bram West Secondary Plan Review Process and Update (Wards 4 and 6), City File: 2025-037, to the Planning and Development Committee Meeting of January 13, 2025, **be received**;
  1. Patrick Pearson, Glen Schnarr and Associates Inc., on behalf of Bram West Precinct 40-5 Landowners Group Inc.

Carried

## 8. **Committee Minutes**

### 8.1 Minutes - Active Transportation Advisory Committee - December 10, 2024

The following motion was approved on consent:

#### **PDC008-2025**

That the Minutes of the Active Transportation Advisory Committee meeting of December 10, 2024, Recommendations ATC050-2024 - ATC057-2024, to the Planning and Development Committee Meeting of January 13, 2025, be approved.

The recommendations were approved as follows:

#### **ATC050-2024**

That the agenda for the Active Transportation Advisory Committee Meeting of December 10, 2024, be approved, as amended, as follows:

**To Vary the Order** to deal with Item 5.4 (Bike Lane Experiences of Other Cities) prior to Item 5.1 (Etobicoke Creek Trail Damage).

**ATC051-2024**

1. That the presentation from Stephen Laidlaw, Co-Chair, re: **Etobicoke Creek Trail Damage**, to the Active Transportation Advisory Committee Meeting of December 10, 2024, be received; and,
2. That Stephen Laidlaw, Co-Chair, represent the Active Transportation Advisory Committee at a City of Mississauga Cycling Advisory Committee meeting in January 2025 to delegate on the Etobicoke Creek Trail Damage.

**ATC052-2024**

That the presentation from Stephen Laidlaw, Co-Chair, re: **Mathematics of Vehicular Overtake**, to the Active Transportation Advisory Committee Meeting of December 10, 2024, be received.

**ATC053-2024**

That the delegation from Dayle Laing, Citizen Member, re: **Bike Lane Experiences of Other Cities**, to the Active Transportation Advisory Committee Meeting of December 10, 2024, be received.

**ATC054-2024**

That the presentation from Dayle Laing, Citizen Member, re: **Carbon Emissions In The GTHA Brampton at Numbers Shine Brightly**, to the Active Transportation Advisory Committee Meeting of December 10, 2024, be received.

**ATC055-2024**

That the **Active Transportation Advisory Committee - 2025 Meeting Schedule**, to the Active Transportation Advisory Committee Meeting of December 10, 2024, be received.

**ATC056-2024**

That the correspondence from Kevin Minaker, Manager, Traffic Operations and Parking, Public Works and Engineering, re: **Other Municipalities Crossride Programs compared to the City of Brampton's**, to the Active Transportation Advisory Committee Meeting of December 10, 2024, be received.

**ATC057-2024**



That the Active Transportation Advisory Committee do now adjourn to meet again on Tuesday, February 11, 2025, at 7:00 p.m. or at the call of the Chair.

Carried

**9. Other Business/New Business**

Nil

**10. Referred/Deferred Matters**

Nil

**11. General Correspondence**

Nil

**12. Councillor Question Period**

Nil

**13. Public Question Period**

Nil

**14. Closed Session**

Nil

**15. Adjournment**

**PDC009-2025**

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, February 10, 2025, at 7:00 p.m. or at the call of the Chair.

Carried

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Regional Councillor M. Palleschi, Chair