

RESULTS OF PUBLIC MEETING

Planning and Development Committee
Regular Meeting – August 12, 2024
City File Number – OZS-2024-0026

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
Harjot Sra, Planner, Development Services
Megan Fernandes, Planner, Development Services
Nasir Mahmood, Planner, Development Services
Sadaf Shahid-Hussain, Planner, Development Services
Chinoye Sunny, Planner, Development Services
Yinzhou Xiao, Planner, Development Services
Han Liu, Principal Urban Designer/Supervisor, Development Services
Damanpreet Mathouda, Planner, Downtown Revitalization
Ross Campbell, Manager, Zoning and Sign By-law Services
Genevieve Scharback, City Clerk
Charlotte Gravlev, Deputy City Clerk
Gagandeep Jaswal, Acting Legislative Coordinator

5. Statutory Public Meeting Reports

5.1 Staff Presentation re: Application to Amend the Zoning By-law, Weston Consulting, on behalf of Mayfield Commercial Centre Ltd., 6029 Mayfield Road, Ward 10, File: OZS-2024-0026

Items 6.2 and 11.2 were brought forward and dealt with at this time.

Harjot Sra, Planner, Development Services, presented an overview of the application that included location overview, area context, site 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.

The following delegations addressed Committee and expressed their concerns, comments, and questions with respect to the subject application:

- Amrit Singh Aujla, Brampton Resident
- Gurvir Singh, Brampton Resident
- Gurdeep Gill, Brampton Resident

Registered delegates Jhalman Singh and Gagan Gill were in attendance but withdrew their delegations.

Committee consideration of the matter included concerns, comments, and questions from the delegates with respect to the following:

- location details
- stormwater runoff concerns
- water main access
- access to the area
- lack of adequate planning and consideration of future development
- concerns regarding unsatisfied rules and regulations
- traffic concerns as a result of the retaining wall
- inadequate communication

In response to the delegate questions and concerns, staff noted that they are working with the applicant to ensure there is a mutual access easement. Committee directed staff to engage in discussions with the delegates to address concerns raised.

Jenna Thibault, Weston Consulting, on behalf of the landowner, presented an overview of the application that included site context, development overview, proposed development, landscape plan, tertiary plan, official plan context, secondary plan context, zoning by-law, associated reports, plans, and studies, and timeline and next steps.

The following motion was considered:

PDC146-2024

1. That the presentation from Harjot Sra, Planner, Development Services, to the Planning and Development Committee Meeting of August 12, 2024, re:
Application to Amend the Zoning By-law, Weston Consulting, on behalf of Mayfield Commercial Centre Ltd., 6029 Mayfield Road, Ward 10, File: OZS-2024-0026, be received;

2. That the following delegations re: Application to Amend the Zoning By-law, Weston Consulting, on behalf of Mayfield Commercial Centre Ltd., 6029 Mayfield Road, Ward 10, File: OZS-2024-0026 to the Planning and Development Committee Meeting of August 12, 2024, be received; and

1. Amrit Singh Aujla, Brampton Resident
2. Gurvir Singh, Brampton Resident
3. Gurdeep Gill, Brampton Resident
4. Jenna Thibault, Weston Consulting, on behalf of the landowner

3. That the following correspondence re: Application to Amend the Zoning By-law, Weston Consulting, on behalf of Mayfield Commercial Centre Ltd., 6029 Mayfield Road, Ward 10, File: OZS-2024-0026 to the Planning and Development Committee Meeting of August 12, 2024, be received:

1. Amrit Singh Aujla, Brampton Resident, dated August 4, 2024
2. Jaspal Singh, Brampton Resident, dated August 12, 2024.

Carried.

Following the Motion from Council, City staff worked with the applicant to explore opportunities for access easements, which were registered as Conditions of Approval for the associated Site Plan Agreement of the adjacent lands.

In February 2025, the landowner resubmitted their Zoning By-law amendment application which included the adjacent lands at 11903 Airport Road which were previously in different ownership. The new concept plan incorporated the corner properties at Airport Road and Mayfield Road into one new comprehensive commercial plaza with shared access arrangements. Planning staff were satisfied with the Concept Plan which addressed Council's motion.

RESULTS OF PLANNING AND DEVELOPMENT COMMITTEE

Planning and Development Committee
Regular Meeting – November 4, 2024
City File Number – OZS-2024-0026

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
Nitika Jagtiani, Planner, Development Services
Arjun Singh, Planner, Development Services
Nasir Mahmood, Planner, Development Services
Jan Salaya, Planner, Development Services
Melinda Yogendran, Planner, Integrated City Planning
Ellis Lewis, Planner, Development Services
Ramsen Yousif, Planner, Development Services
Harjot Sra, Planner, Development Services
Charles Ng, Planner, Development Services

Genevieve Scharback, City Clerk
Tammi Jackson, Legislative Coordinator
Gagandeep Jaswal, Acting Legislative Coordinator

6. Public Delegations (5 minutes maximum)

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

Item 7.5 was brought forward and dealt with at this time.

Gurvir Gill, Brampton Resident, expressed support for the proposed zoning change. The delegate further addressed Committee to seek clarification on how current and future site plan applications will affect their lands, which are adjacent to the subject property. The delegate noted particular areas of concerns, including questions surrounding access easements.

Committee acknowledged the delegate's concerns and directed staff to work with the relevant parties to resolve the matter prior to the enactment of the zoning by-law. The following motion was considered:

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.