



BRAMPTON

Minutes

Planning and Development Committee

The Corporation of the City of Brampton

Monday, April 7, 2025

- Members Present:
- Regional Councillor M. Palleschi - Wards 2 and 6
 - 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
 - Mayor Patrick Brown (ex officio)
- 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
 - Yinzhou Xiao, Principal Planner/Supervisor, Development Services
 - Arjun Singh, Planner, Development Services
 - Harjot Sra, Planner, Development Services
 - Chinoye Sunny
 - Saghar Massah, Planner, Development Services
 - Raj Lamichhane, Planner, Development Services
 - Megan Fernandes
 - Sadaf Shahid-Hussain, Planner, Development Services
 - Samantha Dela Pena, Planner, Development Services
 - Vikram Hardatt, Advisor, Special Projects, Integrated City Planning
 - Sara Cullen, Planner, Integrated City Planning
 - Carolyn Crozier, Strategic Leader, Strategic Leader, Project Management
 - Tristan Costa, Planner, Integrated City Planning
 - Genevieve Scharback, City Clerk
 - Gagandeep Jaswal, Legislative Coordinator

1. **Call to Order**

The meeting was called to order at 7:00 p.m. and adjourned at 11:13 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), Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor, City Councillor Power, and Mayor Brown (ex officio).

Members absent during roll call: Deputy Mayor Singh

2. **Approval of Agenda**

PDC029-2025

That the agenda for the Planning and Development Committee Meeting of April 7, 2025, be approved, as amended, as follows:

To defer:

Item 8.3 - Staff Report by Tristan Costa, Planner, Integrated City Planning, re: Bram West Secondary Plan Review, Draft Land Use Concept, Wards 4 and 6 (RM 13/2025) to the next Planning and Development Committee Meeting of April 28, 2025.

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, 7.3, 7.4, and 8.1)

The following motion was considered:

PDC030-2025

That the following items to the Planning and Development Committee Meeting of April 7, 2025, be approved as part of Consent:

7.1, 7.3, 7.4, and 8.1

Carried

5. General Delegations

Nil

6. Statutory Public Meetings

6.1 File: City-initiated - Report 2025-166 - Public Meeting

6.1.1 Staff Presentation by Yin Xiao, Principal Planner/Supervisor, Development Services

6.1.2 Delegations

6.1.3 Correspondence

Yin Xiao, Principal Planner/Supervisor, Development Services, presented an overview of the application that included location overview, area context, site context and photos, background information, proposed City-initiated Region of Peel official plan amendment, planning framework summary, current planning context, Region of Peel official plan designation, Brampton plan designation, secondary plan designation, block plan designation, zoning by-law, key summaries, and next steps.

Jugraj Khinda, Brampton Resident, expressed the wariness and uncertainty of area residents, as a result of the subject application.

The following motion was considered:

PDC031-2025

1. That the presentation from Yin Xiao, Principal Planner/Supervisor, Development Services, to the Planning and Development Committee Meeting of April 7, 2025, re: City-initiated Region of Peel Official Plan Amendment, 8383 Mississauga Road and 0 Sky Harbour Drive, Ward 4, City File 2025-166, **be received**;
2. That the delegation from Jugraj Khinda, Brampton Resident, re: City-initiated Region of Peel Official Plan Amendment, 8383 Mississauga Road

and 0 Sky Harbour Drive, Ward 4, City File 2025-166, to the Planning and Development Committee Meeting of April 7, 2025, **be received**; and

3. That the correspondence from Keith MacKinnon, KLM Planning Partners, on behalf of Tesch Developments Inc. co DG Group, dated April 4, 2025, re: City-initiated Region of Peel Official Plan Amendment, 8383 Mississauga Road and 0 Sky Harbour Drive, Ward 4, City File 2025-166, to the Planning and Development Committee Meeting of April 7, 2025, **be received**.

Carried

6.2 File: OZS-2024-0061 - Public Meeting

6.2.1 Staff Presentation by Arjun Singh, Manager, Development Services

6.2.2 Delegations - Nil

6.2.3 Correspondence

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.

In response to the Chair's query if anyone present would like to delegate on this item, no one responded.

The following motion was considered:

PDC032-2025

1. That the presentation from Arjun Singh, Planner, Development Services, to the Planning and Development Committee Meeting of April 7, 2025, re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc., SF Coleraine Holdings Ltd. c/o First Gulf Corporation, 0 Coleraine Drive, Ward 10, File: OZS-2024-0061, **be received**; and
2. That the following correspondence re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc., SF Coleraine Holdings Ltd. c/o First Gulf Corporation, 0 Coleraine Drive, Ward 10, File: OZS-2024-0061, to the Planning and Development Committee Meeting of April 7, 2025, **be received**:
 1. Michael Cara, Overland LLP, on behalf of Velcor Enterprises Limited, dated April 2, 2025

2. Amanda Corbett, on behalf of Caledon Community Road Safety Advocacy Group, dated April 7, 2025.

Carried

6.3 File: OZS-2024-0062 - Public Meeting

6.3.1 Staff Presentation by Harjot Sra, Planner, Development Services

6.3.2 Delegations

6.3.3 Correspondence

Harjot Sra, Planner, Development Services, presented an overview of the application that included location overview, area context, site photos, development proposal, drawings, 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, Andrew Walker, Gagnon Walker Domes, addressed Committee on behalf of the landowners, and presented an overview of the application that included site context, proposed development, official plan designation, Brampton plan designation, secondary plan designation, zoning by-law, proposed renderings, angular plane, tertiary plan designation, and a summary of submission materials.

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

- Paul Goode and Almin Goode, Brampton Residents
- Ryan Coelho, Brampton Resident
- Anuj Vohra, Brampton Resident
- John Zagala, Brampton Resident
- Bruno Spina and Maria Zigouris, Brampton Residents
- Rocco Chiappetta, Brampton Resident
- Frank Corvese, Brampton Resident
- Fatima Faruq Ahmad, on behalf of Ayesha Faruq Ahmad, Brampton Resident
- Mona Simon Rodrigues, Brampton Resident
- Dave Totton and Amanda Bacchus, Brampton Residents

- Ishnan Kaur, Brampton Resident
- Gursewak Singh, on behalf of Bill Donato and Dino Frizza, Brampton Residents
- Kulbir Singh, Brampton Resident
- Dr. Davinder Wadehra, Brampton Resident
- Johnson Osei, Brampton Resident
- Paramjit Dhillon, Brampton Resident
- Tina Gaudio, Brampton Resident
- Ravinderjit Singh Kainth, Brampton Resident
- Karm Lotay, Brampton Resident
- Satyendra Bhavsar, Brampton Resident
- Oluwatosin Ogunpolu, Brampton Resident
- Ishan Kumar, Brampton Resident

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

- proposed development does not align with initial plan/intent of this area
- misalignment with the current landscape, aesthetic and community character
- can lead to an increase in similar developments in the area in the future
- increased noise and traffic congestion
- negative impact on property value and historic value of surrounding homes
- inadequate infrastructure to support the population increase that will occur as a result of the development
- concerns regarding proximity and potential decrease in ease of access of city services (ex. fire and police services), which can result in increased crime and safety concerns
- environmental concerns, including increased pollution and drainage issues, air pollution, light pollution, and impact to local endangered wildlife and bodies of water
- on street parking will increase

- privacy and sightline concerns
- increased demand on local services
- proposal does not meet standards of Ontario Building Code
- other uses for this property would be more appropriate, including opportunities for sustainable land use
- reminder that Countryside Drive is a support corridor
- concerns with the development proposals supporting studies
- how the proposal will impact adjacent parcels
- lack of updates from staff and insufficient public notice

Registered delegate, Linda Sanginesi, was not in attendance, therefore their delegation was withdrawn. Registered delegate, Rosalia Trapani, was in attendance but withdrew their delegation.

The following motion was considered:

PDC033-2025

1. That the presentation from Harjot Sra, Planner, Development Services, to the Planning and Development Committee Meeting of April 7, 2025, re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., Surinder Malhi & Charanjit Dhaliwal, 3407 Countryside Drive, Ward 10, File: OZS-2024-0062, **be received**;
2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., Surinder Malhi & Charanjit Dhaliwal, 3407 Countryside Drive, Ward 10, File: OZS-2024-0062, to the Planning and Development Committee Meeting of April 7, 2025, **be received**; and
 1. Paul Goode and Almin Goode, Brampton Residents
 2. Ryan Coelho, Brampton Resident
 3. Anuj Vohra, Brampton Resident
 4. John Zagala, Brampton Resident
 5. Bruno Spina and Maria Zigouris, Brampton Residents
 6. Rocco Chiappetta, Brampton Resident
 7. Frank Corvese, Brampton Resident

8. Fatima Faruq Ahmad, on behalf of Ayesha Faruq Ahmad, Brampton Resident
 9. Mona Simon Rodrigues, Brampton Resident
 10. Dave Totton and Amanda Bacchus, Brampton Residents
 11. Andrew Walker, Gagnon Walker Domes, on behalf of Surinder Malhi and Charanjit Dhaliwal
 12. Ishnan Kaur, Brampton Resident
 13. Gursewak Singh, on behalf of Bill Donato and Dino Frizza, Brampton Residents
 14. Kulbir Singh, Brampton Resident
 15. Dr. Davinder Wadehra, Brampton Resident
 16. Johnson Osei, Brampton Resident
 17. Paramjit Dhillon, Brampton Resident
 18. Tina Gaudio, Brampton Resident
 19. Ravinderjit Singh Kainth, Brampton Resident
 20. Karm Lotay, Brampton Resident
 21. Satyendra Bhavsar, Brampton Resident
 22. Oluwatosin Ogunpolu, Brampton Resident
 23. Ishan Kumar, Brampton Resident
3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., Surinder Malhi & Charanjit Dhaliwal, 3407 Countryside Drive, Ward 10, File: OZS-2024-0062, to the Planning and Development Committee Meeting of April 7, 2025, **be received**:
1. Paul Goode, Brampton Resident, dated February 25, 2025
 2. Navi Dhami, Brampton Resident, dated March 6, 2025
 3. Eve Corvese and Violet Grant, Brampton Residents, dated March 1, 2025
 4. Munaya Simon, Brampton Resident, dated March 31, 2025
 5. Jai Sukul, Brampton Resident, dated March 29, 2025
 6. Dave Totton, Brampton Resident, dated March 31, 2025

7. Parminder Nizran, Brampton Resident, dated April 1, 2025
8. Mandeep Pharwaha, Brampton Resident, dated April 1, 2025
9. Jaskaran Singh, Brampton Resident, dated April 1, 2025
10. Maria Rodrigues, Brampton Resident, dated March 25, 2025 (petition included)
11. Jessica Bisogno, Brampton Resident, dated April 4, 2025
12. Ayesha Faruq Ahmad, Brampton Resident, dated April 3, 2025
13. Karm Lotay, Brampton Resident, dated April 7, 2025.

Carried

6.4 File: OZS-2025-0002 - Public Meeting

6.4.1 Staff Presentation by Chinoye Sunny, Planner, Development Services

6.4.2 Delegations - Nil

6.4.3 Correspondence

Chinoye Sunny, 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.

In response to the Chair's query if anyone present would like to delegate on this item, no one responded.

The following motion was considered:

PDC034-2025

1. That the presentation from Chinoye Sunny, Planner, Development Services, to the Planning and Development Committee Meeting of April 7, 2025, re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc., Chatrath Holdings Inc., 1466, 1478, 1490 Queen Street West and 9021 and 9025 Creditview Road, Ward 5, File: OZS-2025-0002, **be received**; and
2. That the correspondence from Aswini Balaventhana, Brampton Resident, dated March 1, 2025, re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc., Chatrath Holdings Inc., 1466, 1478, 1490 Queen Street West and 9021 and 9025 Creditview

Road, Ward 5, File: OZS-2025-0002, to the Planning and Development Committee Meeting of April 7, 2025, **be received**.

Carried

6.5 File: OZS-2024-0068 - Public Meeting

6.5.1 Staff Presentation by Harjot Sra, Planner, Development Services

6.5.2 Delegations

6.5.3 Correspondence

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, 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 suggestions with respect to the subject application:

- Livio Nichilo, Brampton Resident
- Rosalia Trapani, Brampton Resident
- Mona Simon Rodrigues, Brampton Resident
- Ramnarine Sahadeo, Brampton Resident
- Dave Totton and Amanda Bacchus, Brampton Residents
- Nancy Corindia-Lacivita, Brampton Resident
- Ishnan Kaur, Brampton Resident
- John Sprovieri, Brampton Resident
- Ronit Bhavsar, Brampton Resident
- Trisha Bhavsar, Brampton Resident
- Raj Mattu, Brampton Resident
- Satyendra Bhavsar, Brampton Resident
- Vicky Dhillon, Brampton Resident
- Gurinder (Gwen) Gharial, Brampton Resident

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

- incompatible land use
- proposal is inconsistent with the Brampton climate change master plan, Brampton plan, Brampton's 2040 vision, and the Toronto Gore Rural Estate secondary plan, and is incongruent with the neighbourhood's existing characteristics
- decrease in quality of life for area residents
- potential impacts to the historic characteristics of the neighbourhood and rural landscape
- negative environmental impacts, including increased noise pollution, light pollution, waste, runoff, and vermin, disruption to stormwater flows
- increased traffic congestion and parking concerns, some of which can lead to decreased accessibility
- property values will decrease
- concerns regarding ongoing by-law infractions
- lack of transparency and insufficient public notice
- safety concerns and inaccessibility of police services
- suggestion to use area as farmland
- the proposed development does not address the current needs of the area
- request to protect the area as intended in previous City policies
- suggestions to use the area as a method to align with the urbanization plans for McVean Drive
- decline in property values

Registered delegate, Anna Nichilo, was not in attendance, therefore their delegation was withdrawn. Registered delegate, Stephanie Matveeva, was in attendance but withdrew their delegation.

The following motion was considered:

PDC035-2025

1. That the presentation from Harjot Sra, Planner, Development Services, to the Planning and Development Committee Meeting of April 7, 2025, re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr &

Associates Inc., 2456781 Ontario Inc., 4037 Countryside Drive, Ward 10, File: OZS-2024-0068, **be received**;

2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc., 2456781 Ontario Inc., 4037 Countryside Drive, Ward 10, File: OZS-2024-0068, to the Planning and Development Committee Meeting of April 7, 2025, **be received**; and
 1. Livio Nichilo, Brampton Resident
 2. Rosalia Trapani, Brampton Resident
 3. Mona Simon Rodrigues, Brampton Resident
 4. Ramnarine Sahadeo, Brampton Resident
 5. Dave Totton and Amanda Bacchus, Brampton Residents
 6. Nancy Corindia-Lacivita, Brampton Resident
 7. Ishnan Kaur, Brampton Resident
 8. John Sprovieri, Brampton Resident
 9. Ronit Bhavsar, Brampton Resident
 10. Trisha Bhavsar, Brampton Resident
 11. Raj Mattu, Brampton Resident
 12. Satyendra Bhavsar, Brampton Resident
 13. Vicky Dhillon, Brampton Resident
 14. Gurinder (Gwen) Gharial, Brampton Resident
3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc., 2456781 Ontario Inc., 4037 Countryside Drive, Ward 10, File: OZS-2024-0068, to the Planning and Development Committee Meeting of April 7, 2025, **be received**:
 1. Sharon Kaur, Brampton Resident, dated March 11, 2025
 2. Ezia Nichilo, Brampton Resident, dated March 12, 2025
 3. Munaya Simon, Brampton Resident, dated March 31, 2025
 4. Jai Sukul, Brampton Resident, dated March 29, 2025
 5. Dave Totton, Brampton Resident, dated March 31, 2025
 6. Maria Rodrigues, Brampton Resident, dated March 25, 2025

7. Jessica Bisogno, Brampton Resident, dated April 4, 2025
8. Gajan Krishnapillai, Brampton Resident, dated March 2, 2025.

Carried

6.6 File: OZS-2025-0008 - Public Meeting

6.6.1 Staff Presentation by Saghar Massah, Planner, Development Services

6.6.2 Delegations

6.6.3 Correspondence

Saghar Massah, 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, questions and suggestions with respect to the subject application:

- Dhaval Vyas, Brampton Resident
- Chris Bernard, Brampton Resident
- Kushal Soni, Brampton Resident
- Krishan and Kavita Harry, Brampton Residents

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

- environmental concerns as the proposed development is located on top of a protected environmental site and can endanger wildlife
- lack of a unified vision for the future of this area and Brampton as a whole
- traffic concerns including increased traffic density, decrease in accessibility of emergency services, exacerbation of already existing poor traffic conditions and issues
- noise pollution
- crime and safety concerns
- privacy and sightline concerns
- incongruence with the existing neighbourhood

- decrease to property values
- suggestion to develop a recreation centre for this area instead
- questions surrounding the impacts to and plans for infrastructure in the area
- questions surrounding the intent to rezone protected land in this area

The following motion was considered:

PDC036-2025

1. That the presentation from Saghar Massah, Planner, Development Services, to the Planning and Development Committee Meeting of April 7, 2025, re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc. – Fateh Development Inc., 1453 Queen Street West, Ward 4, File: OZS-2025-0008, **be received**;
2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc. – Fateh Development Inc., 1453 Queen Street West, Ward 4, File: OZS-2025-0008, to the Planning and Development Committee Meeting of April 7, 2025, **be received**; and
 1. Dhaval Vyas, Brampton Resident
 2. Chris Bernard, Brampton Resident
 3. Kushal Soni, Brampton Resident
 4. Krishan and Kavita Harry, Brampton Residents
3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc. – Fateh Development Inc., 1453 Queen Street West, Ward 4, File: OZS-2025-0008, to the Planning and Development Committee Meeting of April 7, 2025, **be received**:
 1. Dhaval Vyas, Hanssan Arar, Shermanda Bernard, Chris Bernard, Hisham Issawi, Sarah Somakih, Kavita Harry, Krishan Harry, Jonathan Proulx, Marwa Issawi, Fouad Issawi, Harsharan Nagi, Harminder Nagi, Charanjit Singh Dhaliwal, and Meghal Vyas, Brampton Residents, dated April 1, 2025
 2. Peter and Teena Post, Brampton Residents, dated March 24, 2025.

Carried

6.7 File: OZS-2025-0010 - Public Meeting

6.7.1 Staff Presentation by Chinoye Sunny, Development Planner, Development Services

6.7.2 Delegations - Nil

6.7.3 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:

PDC037-2025

That the presentation from Chinoye Sunny, Planner, Development Services, to the Planning and Development Committee Meeting of April 7, 2025, re: Application to Amend the Zoning By-law, Weston Consulting, on behalf of Hemmy Bhandari, 10015 Clarkway Drive, Ward 10, File: OZS-2025-0010, **be received.**

Carried

6.8 File: OZS-2024-0067 - Public Meeting

6.8.1 Staff Presentation by Raj Lamichhane, Planner, Development Services

6.8.2 Delegations - Nil

6.8.3 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:

PDC038-2025

That the presentation from Raj Lamichhane, Planner, Development Services, to the Planning and Development Committee Meeting of April 7, 2025, re: Application to Amend the Official Plan and Zoning By-law, Kaneff Group, 0 Queen Street West, Ward 4, File: OZS-2024-0067, **be received.**

Carried

6.9 File: OZS-2023-0038 - Public Meeting

6.9.1 Staff Presentation by Megan Fernandes, Planner, Development Services

6.9.2 Delegations - Nil

6.9.3 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. No correspondence was received for this item. Therefore, the Chair proceeded to adjourn this public meeting item.

The following motion was considered:

PDC039-2025

1. That the presentation from Megan Fernandes, Planner, Development Services, to the Planning and Development Committee Meeting of April 7, 2025, re: Application to Amend the Zoning By-law, MHBC Planning Limited, on behalf of Glenshore Investments Inc., 5203 Old Castlemore Road, Ward 10, File: OZS-2023-0038, **be received**; and
2. That the correspondence from Mark Condello, Glen Schnarr and Associates Inc., on behalf of 47-1 Country Properties Limited and Castlemore Country Properties Ltd., dated January 15, 2024, re: Application to Amend the Zoning By-law, MHBC Planning Limited, on behalf of Glenshore Investments Inc., 5203 Old Castlemore Road, Ward 10, File: OZS-2023-0038, to the Planning and Development Committee Meeting of April 7, 2025, **be received**.

Carried

7. **Planning Applications**

7.1 File: OZS-2024-0004

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

7.1.2 Delegations - Nil

7.1.3 Correspondence - Nil

The following motion was approved on consent:

PDC040-2025

1. That the report from Sadaf Shahid-Hussain, Planner, Development Services, to the Planning and Development Committee Meeting of April 7, 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, North of Countryside Drive and west of The Gore Road, Ward 10 , File: OZS-2024-0004, **be received**;

2. That the application to amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision, submitted by Candevcon on behalf of Siva Rama Krishna Prasad Ari, Ward 10, File OZS-2024-0004, **be approved** on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, the City's 2006 Official Plan, and the Brampton Plan for the reasons set out in this Planning Recommendation Report, dated January 22, 2025;
3. That the amendments to the Official Plan, generally in accordance with the attached Attachment 12 to this report **be adopted**;
4. That the amendments to the Zoning By-law, generally in accordance with the attached Attachment 13 to this report **be adopted**; and
5. That **no further Public Meeting Notice or Public Meeting be required** for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act.

Carried

7.2 File: OZS-2023-0020

7.2.1 Staff Report by Samantha Dela Pena, Planner, Development Services

7.2.2 Delegations

7.2.3 Correspondence

Registered delegate, Mark Condello, Glen Schnarr and Associates, addressed Committee on behalf of the applicant, to express support of the staff recommendation for the subject file, and noted the work that was completed in conjunction with City staff.

Registered delegates, Anne Benedetti, Goodmans LLP, and Diane Freeman, SLR Consulting, addressed Committee on behalf of neighbouring landowners, "Bank Brothers". The delegates expressed concerns regarding the compatibility of the current proposal and suggested an amendment to the recommendation to address these concerns. The delegates also commented on issues with the proximity of the proposed development to the Bank Brothers facility and potential odour complaints that may impede the work of the facility.

Chair Palleschi directed staff to address odour complaint concerns during the site plan completion stage.

Mark Condello, on behalf of the applicant, expressed agreement with only portion (a) of the recommendation amendments proposed by the representatives of the Bank Brothers. Staff also expressed their agreement with portion (a) of the proposed amendments to the recommendation.

The following motion was considered, as amended to include the addition of Clause 6:

PDC041-2025

1. That the report from Samantha Dela Pena, Planner, Development Services, to the Planning and Development Committee Meeting of April 7, 2025, re: Application to Amend the Secondary Plan and Zoning By-law, 69 Bramalea Holdings Limited, Glenn Schnarr & Associates Inc., 69 Bramalea Road, Ward 7, File: OZS-2023-0020, **be received**;
2. That Application to Amend the Secondary Plan and Zoning By-Law submitted by GSAI on behalf of 69 Bramalea Holdings Limited, File OZS-2023-0020 **be endorsed**, on the basis that it represents good planning, including that it is consistent with the Planning Act, and for the reasons set out in this Planning Recommendation Report;
3. That prior to forwarding the adoption of the Secondary Plan amendment or the enactment of Zoning By-law amendment to Council for adoption, **confirmation be received from the Region of Peel** that they support the Functional Servicing Report is to their satisfaction, or alternatively a Holding (H) Symbol be used in conjunction with the zoning by-law amendment, to ensure the noted supporting document is completed;
4. That the proposed Class 4 Noise Area designation, as recommended in the Noise Report prepared by Valcoustics Canada Ltd. (dated December 11, 2024), **be endorsed**, on the basis that it is in accordance with MECP NPC-300 guidelines and that noise mitigation measures will be further addressed at the Site Plan Approval stage;
5. That **no further notice or public meeting be required** for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended;
6. That the **Holding (H) Symbol be used in conjunction with the zoning by-law amendment**, to ensure that before Site Plan Approval is granted for the proposed development at 69 Bramalea Road;

- a. Commissioner of Planning, Building, and Growth Management is satisfied having regard to the Site Plan Approval application and building elevations, and that the appropriate noise and air quality (including odour) mitigation measures have been secured in the proposed development.
- 7. That the following delegations re: Application to Amend the Secondary Plan and Zoning By-law, 69 Bramalea Holdings Limited, Glenn Schnarr & Associates Inc., 69 Bramalea Road, Ward 7, File: OZS-2023-0020, to the Planning and Development Committee Meeting of April 7, 2025, **be received**; and
 - a. Mark Condello, Glen Schnarr and Associates
 - b. Anne Benedetti, Goodmans LLP
 - c. Diane Freeman, SLR Consulting
- 8. That the correspondence from Anne Benedetti, Goodmans LLP, on behalf of 2707193 Ontario Inc. (Bank Bros), dated April 3, 2025, re: Application to Amend the Secondary Plan and Zoning By-law, 69 Bramalea Holdings Limited, Glenn Schnarr & Associates Inc., 69 Bramalea Road, Ward 7, File: OZS-2023-0020, to the Planning and Development Committee Meeting of April 7, 2025, **be received**.

Carried

7.3 File: City-initiated Report 2025-180

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

7.3.2 Delegations - Nil

7.3.3 Correspondence - Nil

The following motion was approved on consent:

PDC042-2025

- 1. That the report from Vikram Hardatt, Advisor, Special Projects, Integrated City Planning, to the Planning and Development Committee Meeting of April 7, 2025, re: City-initiated Official Plan Amendment to the Region of Peel Official Plan Schedule E-4 - Heritage Heights Secondary Plan - Heritage Heights Secondary Plan - Special Policy Area 1, City File 2025-180, **be received**;

2. That the amendment to the Region of Peel Official Plan **be approved**, on the basis that it represents good planning, including that it is consistent with the Provincial Planning Statement, for the reasons set out in this report; and,
3. That the amendment to Schedule E-4 of the Region of Peel Official Plan, attached as Attachment 5 to this report, **be adopted**.

Carried

7.4 File: OZS-2024-0040

7.4.1 Staff Report by Arjun Singh, Manager, Development Services

7.4.2 Delegations - Nil

7.4.3 Correspondence

The following motion was approved on consent:

PDC043-2025

1. That the report from Arjun Singh, Planner, Development Services, to the Planning and Development Committee Meeting of April 7, 2025, re: Application to Amend the Zoning By-law, Blackthorn Development Corporation – Avalon Developments Inc., 137 Steeles Avenue West, Ward 4, File: OZS-2024-0040, **be received**;
2. That the application for an Amendment to the Zoning By-law submitted by Blackthorn Development Corporation, on behalf of Avalon Developments Inc. (File: OZS-2024-0040) **be approved**, on the basis that it represents good planning, including that it is consistent with the Provincial Planning Statement, conforms to 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 attached Attachment 10 to this report **be adopted**; and,
4. That, prior to forwarding the enactment of Zoning By-Law amendment to Council for enactment, a **Plan of Subdivision application for the proposed development is to be submitted** to the satisfaction of the Commissioner of Planning, Building and Growth Management;
5. 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; and

6. That the correspondence from Nick Pileggi, Macauley Shiomi Howson Ltd., on behalf of Pier Pointe Inc., dated April 3, 2025, re: Application to Amend the Zoning By-law, Blackthorn Development Corporation – Avalon Developments Inc., 137 Steeles Avenue West, Ward 4, File: OZS-2024-0040, to the Planning and Development Committee Meeting of April 7, 2025, **be received**.

Carried

8. **Staff Reports**

- 8.1 Staff Report by Sara Cullen, Planner, Integrated City Planning, re: Shared E-scooter Pilot Program – 2024 Season Review

The following motion was approved on consent:

PDC044-2025

That the report from Sara Cullen, Planner, Integrated City Planning, to the Planning and Development Committee Meeting of April 7, 2025, re: Shared E-scooter Pilot Program – 2024 Season Review, **be received**.

Carried

- 8.2 Staff Report by Carolyn Crozier, Strategic Leader, Project Management, re: Surety Bonds for Development Agreements (RM 34/2024)

Chair Palleschi presented a proposed amendment to the recommendation to include Clause 2.

The following motion was considered:

PDC045-2025

1. That the report from Carolyn Crozier, Strategic Leader, Office of the Commissioner, Planning, Building and Growth Management to the Planning and Development Committee meeting of April 7, 2025, re: Surety Bonds for Development Agreements (RM 34/2024), **be received**; and
2. Whereas on November 19, 2024, the Province of Ontario enacted Ontario Regulation 461/24: Surety Bonds, under Section 70.3.1 of the Planning Act, stipulating that a surety bond may be used to secure an obligation imposed by the City that is required to be secured as a condition to an approval in connection with land use planning;

Whereas the Surety Bond Regulation does not contain retroactive wording or a transition provision providing for the swapping of existing securities for Surety Bonds;

Whereas the City sees benefit in providing a defined period for which existing securities in connection with land use planning, typically provided by Letters of Credit, may be swapped out or replaced by Surety Bonds;

Therefore be it resolved that Council direct staff to make provision to permit swaps of existing securities in connection with land use planning with Surety Bonds where the following conditions are met:

- i. that the Letter of Credit was received by the City on, or after, November 19, 2022; and,
- ii. ownership has remained unchanged since the Development Agreement was executed; and,
- iii. the developer is not involved in litigation against the City.

Carried

- 8.3 Staff Report by Tristan Costa, Planner, Integrated City Planning, re: Bram West Secondary Plan Review, Draft Land Use Concept, Wards 4 and 6 (RM 13/2025)

8.3.1 Delegations

8.3.2 Correspondence

Dealt with under Approval of the Agenda - Recommendation PDC029-2025

9. Committee Minutes

- 9.1 Minutes - Brampton Heritage Board - February 18, 2025

The following motion was considered:

PDC046-2025

That the Minutes of the Brampton Heritage Board meeting of February 18, 2025, Recommendations HB001-2025 – HB007-2025, to the Planning and Development Committee Meeting of April 7, 2025, be approved.

The recommendations were approved as follows:

HB001-2025

That the agenda for the Brampton Heritage Board meeting of February 18, 2025 be approved, as amended, as follows:

To withdraw re Item 9.1:

6.1 - Delegation by Thomas Kilpatrick, Development Manager, Tribute Communities, re: Heritage Impact Assessment for File OZS-2024-0032

6.2 - Delegation by Lashia Jones, Senior Cultural Heritage Specialist, Stantec, re: Heritage Impact Assessment for File OZS-2024-0032

HB002-2025

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning to the Brampton Heritage Board Meeting of February 18, 2025, re: **Heritage Impact Assessment for 17-35 Railroad Street, Ward 1**, be received;
2. That the Heritage Impact Assessment-17-35 Railroad Street, Brampton by Stantec, dated January 21, 2025 be received;
3. That the following recommendations per the Heritage Impact Assessment by Stantec be followed:
 - i. The following Design guidelines for mitigating the impacts of the proposed development shall be incorporated into the proposed development:
 - a. Plan and Form
 - b. Architectural Style and Detailing
 - c. Building Materials
 - d. Landscaping
 - e. Commemoration
 - ii. Site plan controls and vibration monitoring for adjacent properties be developed and implemented including:
 - a. Isolation of properties from construction-related activities.
 - b. Mapping showing all adjacent properties are to be included in the engineering and construction plans.
 - c. Stabilization measures and protective barriers be installed during prior to commencement of construction activities.
 - d. Vibration studies are to be completed by a qualified geotechnical engineer or vibration specialist.

4. That a Documentation and Salvage Plan for 59 Elizabeth Street North and the Railroad CHL be prepared prior to issuance of permits for any demolition works; and,
5. That a Heritage Commemoration Plan for 59 Elizabeth Street North and the Railroad CHL be prepared.

HB003-2025

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of February 18, 2024, re:
Heritage Impact Assessment, 30 James Street – Ward 3, be received;
2. That the Heritage Impact Assessment for 30 James Street prepared by AECOM dated December 16, 2024 be deemed complete; and,
3. That the following recommendations as per the Heritage Impact Assessment: 30 James Street be received and followed:
 - i. If it is demonstrated that relocation of the house is not feasible due to no prospective buyers or structural concerns, a Documentation & Salvage Plan and Commemoration Plan must be completed following City's Terms of Reference and accepted by Heritage Staff prior to the issuance of the demolition permit.
 - ii. That the project team has confirmed that relocation is not a feasible option due to lack of available sites for relocation both within and beyond the footprint of the project and therefore Documentation and Salvage with Commemoration are the recommended mitigation options.
 - iii. That the salvaged materials from 30 James Street be meaningfully incorporated as part of the commemoration strategy.
 - iv. That the commemoration strategy celebrates the cultural heritage significance of 30 James Street as well as the evolution of the Etobicoke Creek flood diversion channel and its wider influence on downtown Brampton.
 - v. That the commemoration strategy be prominently featured at the southern end of the Etobicoke Creek Diversion channel, ensuring access and visibility to the public.
 - vi. That the commemoration strategy incorporate a memorial and other physical or landscaping features that will complement and enrich the Riverwalk project for the enjoyment and benefit of the future generation and community.

HB004-2025

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of February 18, 2025, re: **Heritage Building Protection Plan, Heritage Conservation Plan and Commemoration Plan for 122-130 Main St N and 7 Church St E – Ward 1**, be received;
2. That the Heritage Building Protection Plan, Heritage Conservation Plan and Commemoration Plan for 122-130 Main St N and 7 Church St E prepared by LHC Heritage Planning and Archaeology Inc., dated January 7, 2025 be received;
3. That the following recommendations for the property at 7 Church Street E as per the Heritage Building Protection Plan (HBPP), Heritage Conservation Plan, be followed:
 1. That the immediate and long-term protection measures as recommended in Section 5 of the HBPP be implemented for conservation of the property prior to and during the house's use as a site office;
 2. That the property be monitored monthly and City Heritage staff shall be contacted immediately if any changes to the Property that are observed. Additionally, any deviations from the HBPP shall be approved by City Heritage staff prior to implementation;
 3. That additional photographs of interior will be added to the HBPP following clean up and prior to any minor modifications required for use of Property as a site office;
 4. That the ongoing and long-term maintenance measures noted in Section 7 and the Interim Construction Protection plan, as noted in Section 8 of the Heritage Conservation Plan be followed to protect the building on the property, before and during the construction of the proposed development;
 5. That an architect with relevant conservation experience be retained by the Owner to prepare specific rehabilitation measures for the building's use as a site office (Phase 2) and residential use (Phase 3);
 6. That a qualified engineer be retained by the Owner to prepare a vibration impact study that considers the impacts of construction of the proposed development on the property at 7 Church St E and that the report be shared with Heritage Staff;

4. That an addendum to the Heritage Conservation Plan be prepared and submitted for review by City Staff prior to issuance of a Building permit for additions and/or alterations, upon finalization of the Phase 2 and Phase 3 rehabilitation measures to the property at 7 Church Street E;
5. That the recommendations of the Commemoration Plan for 122-130 Main St N be followed including:
 1. A commemorative/interpretive plaque be installed on the property;
 2. Pavers or planters be installed in the approximate location of the gasoline pumps that were formally in front of the existing building on the property; and,
6. That the Commissioner of Planning, Building & Growth Management be authorized to enter into a Heritage Easement Agreement with the Owner for the property at 7 Church St E, to secure the conservation, retention and protection of the property at 7 Church St E, with content satisfactory to the Director of City Planning and Design, and in form approved by the City Solicitor or designate.

HB005-2025

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning to the Brampton Heritage Board Meeting of February 18, 2025, re: **Heritage Permit Application Recommendation Report – 12061 Hurontario Street – Ward 2**, be received;
2. That the Heritage Permit Application from Giaimo Architects, dated January 17, 2024, be received; and,
3. That the Heritage Permit application be approved, subject to following conditions, as recommended by Heritage staff:
 - i. that the architect provides detailed drawings & specifications for the proposed ghost bell tower, prior to construction;
 - ii. that the architect and/or heritage consultant monitor construction work to ensure that original features are preserved wherever possible, and that all new work is compatible and completed to the same high standard as the existing.

HB006-2025

That the correspondence from Ken MacDonald, Chair, Huttonville North Resident's Association to the Brampton Heritage Board meeting of February 18, 2025, re: **Huttonville - Bram West Review** be received.

HB007-2025

That Brampton Heritage Board do now adjourn to meet again on Tuesday, March 18, 2025, at 7:00 p.m.

Carried

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

PDC047-2025

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on April 28, 2025, at 1:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair