



Minutes

City Council

The Corporation of the City of Brampton

Wednesday, May 14, 2025

Members Present: Mayor Patrick Brown
Regional Councillor R. Santos
Regional Councillor P. Vicente
Regional Councillor N. Kaur Brar
Regional Councillor M. Palleschi
Regional Councillor D. Keenan
Regional Councillor M. Medeiros
Regional Councillor P. Fortini
Regional Councillor G. Toor
City Councillor R. Power
Deputy Mayor H. Singh

Staff Present: Marlon Kallideen, Chief Administrative Officer
Sameer Akhtar, Acting Commissioner, Legislative Services
Steve Ganesh, Commissioner, Planning, Building and Growth Management
Michael Keran, Acting General Manager, Transit
Jason Tamming, Acting Commissioner, Corporate Services
Mitsa Montaser, Acting Commissioner, Public Works and Engineering
Laura Johnston, Commissioner, Legislative Services
Bill Boyes, Commissioner, Community Services
Genevieve Scharback, City Clerk
Charlotte Gravlev, Deputy City Clerk
Tammi Jackson, Legislative Coordinator

1. **Call to Order**

The meeting was called to order at 9:33 a.m. and recessed at 11:23 a.m. Council moved into Closed Session at 12:00 p.m. and recessed at 12:04 p.m. Council reconvened in Open Session at 12:15 p.m. and adjourned at 12:17 p.m.

Mayor Brown and Genevieve Scharback, City Clerk, confirmed all Members were present in the meeting.

2. **Approval of Agenda**

Council discussion took place with respect to proposed amendments to the agenda.

The following motion was considered.

C101-2025

That the agenda for the Council Meeting of May 14, 2025 be approved as amended as follows:

To Add:

6.4 Announcement – Recognition of Youth who sang the National Anthem at the Sikh Heritage Month Flag Raising.

Council Sponsor: Regional Councillor Toor

6.5 Announcement – Girls and Women’s Cricket - May 23 to 25, 2025 - Gage Park

Council Sponsor: Regional Councillor Brar

6.6 Announcement - Explore Brampton Youth Pass Update and highlight of Amazon Sponsorship

Council Sponsor: City Councillor Power

19.5 Closed item - Discussion Item at the request of Regional Councillor Palleschi re: Inaccessible Landlocked Property - Assessment Appeal

To vary the order to deal with 6.5 as first item of business.

3. Declarations of Interest under the Municipal Conflict of Interest Act

- 3.1 Regional Councillor Keenan - Staff Update re: Update on Consultations re. New Mobile Licensing By-law

Family owns a restaurant.

- 3.2 Regional Councillor Kaur Brar - Staff Update re: Update on Consultations re. New Mobile Licensing By-law

Family members who are taxi drivers.

4. Adoption of the Minutes

- 4.1 Minutes – City Council – Regular Meeting – April 30, 2025

The following motion was considered.

C102-2025

Moved by Regional Councillor Kaur Brar

Seconded by Regional Councillor Keenan

That the **Minutes of the Regular Council Meeting of April 30, 2025**, to the Council Meeting of May 14, 2025, be adopted as published and circulated.

Carried

5. Consent Motion

In keeping with Council Resolution C019-2021, Mayor Brown reviewed the relevant agenda items during this section of the meeting and allowed Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

The following items marked with a caret (^) were considered to be routine and non-controversial by Council and were approved as part of the Consent Motion below:

10.2.1, 10.3.1, 10.3.2, 10.3.3, 10.3.4, 10.3.5, 10.3.6, 10.4.1, 10.4.2, 12.1, 12.2, 12.3, 12.4, 12.5, 14.1, 14.2, 16.1, 19.1, 19.3, 19.4

The following motion was considered.

C103-2025

Moved by Regional Councillor Santos

Seconded by City Councillor Power

That Council hereby approves the following items and that the various Officials of the Corporation are hereby authorized and directed to take such action as may be necessary to give effect of the recommendations as contained therein:

10.2.1, 10.3.1, 10.3.2, 10.3.3, 10.3.4, 10.3.5, 10.3.6, 10.4.1, 10.4.2, 12.1, 12.2, 12.3, 12.4, 12.5, 14.1, 14.2, 16.1, 19.1, 19.3, 19.4

10.2.1

1. That the report from Genevieve Scharback, City Clerk, Legislative Services, to the City Council Meeting of May 14, 2025, re: **Accountability and Transparency Policy**, be received;
2. That the Accountability and Transparency Policy identified as Attachment 1, attached hereto, be approved;
3. That staff be authorized to implement and administer the updated policy; and
4. That Accountability and Transparency Policy 14.15.0, dated November 28, 2007, be rescinded.

10.3.1

1. That the report from Maja Kuzmanov, Senior Manager, Accounting Services/Deputy Treasurer, Corporate Support Services, to the Council Meeting of May 14, 2025, re: **Capital Project Financial Status Report – Q4 2024**, be received; and
2. That the Treasurer be authorized to amend budgets for Capital Projects listed in Schedule D of this report.

10.3.2

That the report from Majbah Ahmed, Manager, Banking and Investments, Finance, Corporate Support Services, to the Council Meeting of May 14, 2025, re: **2024 Year-End Investment Report**, be received.

10.3.3

That the report from Maja Kuzmanov, Senior Manager, Accounting Services/Deputy Treasurer, Corporate Support Services, to the Council Meeting of May 14, 2025, re: **Building Code Act - Annual Report for the Fiscal Year 2024**, be received.

10.3.4

1. That the report from Mark Medeiros, Chief Budget Officer, Corporate Budget Office, Corporate Support Services, to the Council Meeting of May 14, 2025, re: **2024 Year-End Operating Budget Report, be received**; and
2. That a draw from the General Rate Stabilization reserve be approved in the amount of \$7.9 million to fund the 2024 year-end operating budget deficit.

10.3.5

That the report from Mark Medeiros, Chief Budget Officer, Corporate Budget Office, Corporate Support Services, to the Council Meeting of May 14, 2025, re: **2024 Year End Reserve Report**, be received.

10.3.6

That the report from Maja Kuzmanov, Senior Manager, Accounting Services/ Deputy Treasurer, and Colleen Durston, Acting Manager, Capital and Development Finance, Corporate Support Services, to the Council Meeting of May 14, 2025, re: **DC, CIL of Parkland and Community Benefit Charge Annual Report: Summary of Activity in 2024**, be received.

10.4.1

That the report from Carolyn Crozier, Strategic Leader, Office of the Commissioner, Planning, Building and Growth Management, to the Council Meeting of April 30, 2025, re: **Information Report – Response to Delegations on Committee of Adjustment Fees**, be **deferred** to the first Council meeting of September.

12.1

That the **Minutes of the Committee of Council Meeting of April 23, 2025**, to the Council Meeting of May 14, 2025, be received.

12.2

1. That the **Minutes of the Citizen Appointments Committee Meeting of April 30, 2025**, to the Council Meeting of May 14, 2025, be received; and,
2. That Recommendations CAC001-2025 to CAC003-2025 be approved as outlined in the minutes.

12.3

1. That the **Minutes of the Governance and Council Operations Committee Meeting of May 5, 2025**, to the Council Meeting of May 14, 2025, be received; and,
2. That Recommendations GC001-2025 to GC004-2025 be approved as outlined in the minutes.

12.4

1. That the **Summary of Recommendations from the Committee of Council Meeting of May 7, 2025**, to the Council Meeting of May 14, 2025, be received; and,
2. That Recommendations CW163-2025 to CW175-2025 be approved as outlined in the summary.

12.5

1. That the **Summary of Recommendations from the Planning and Development Committee Meeting of May 12, 2025**, to the Council Meeting of May 14, 2025, be received; and,
2. That Recommendations PDC048-2025 to PDC068-2025 be approved as outlined in the summary.

14.1

That the correspondence from Marc De Nardis, Gagnon Walker Domes, to the Council Meeting of May 14, 2025, re: **Item 12.5 - Planning and Development Committee - Summary of Recommendations - May 12, 2025 - Item 6.1 - Recommendation PDC050-2025**, be received.

14.2

That the following correspondence to the Council Meeting of May 14, 2025, re: **Information Report – Response to Delegations on Committee of Adjustment Fees**, be received:

1. Jim McKay, Brampton Resident, dated May 13, 2025
2. Cynthia Kilfeather, Brampton Resident, dated May 13, 2025
3. Alison Duncan, Brampton Resident, dated May 13, 2025
4. Dannielle Rosart, Brampton Resident, dated May 13, 2025
5. Ryan Scanlan, Brampton Resident, dated May 13, 2025

6. Doreen Scott-Dunne, Brampton Resident, dated May 13, 2025
7. Michelle Gauthier, Brampton Resident, dated May 13, 2025
8. Gail Levay, Brampton Resident, dated May 13, 2025
9. Jan Poplawski, Brampton Resident, dated May 13, 2024
10. David French, Brampton Resident, dated May 13, 2025
11. Loni Brough and Paul Farrugia, Brampton Residents, May 13, 2025
12. Nicole Patterson, Brampton Resident, dated May 13, 2025
13. Jonathan Kress, Brampton Resident, dated May 13, 2025
14. Kasia Poplawski, Brampton Resident, dated May 13, 2025
15. Robert Berends, Brampton Resident, dated May 13, 2025
16. Susan and Donald Dufresne, Brampton Residents, dated May 13, 2025
17. Vince Smith, Brampton Resident, dated May 13, 2025
18. Teresa Bragado, Brampton Resident, dated May 13, 2025
19. Heidi Davidson, Brampton Resident, dated May 13, 2025
20. Susan Milne and Blair Salvisburg, Brampton Residents, dated May 13, 2025
21. Donna Mazzaferro, Brampton Resident, dated May 14, 2025
22. Kristine Sudeyko, Brampton Resident, dated May 14, 2025

16.1

That the **Referred Matters List**, to the Council Meeting of May 14, 2025, be acknowledged.

19.1, 19.3 and 19.4

That the following Closed Session minutes and Recommendation Report be acknowledged and the directions therein be deemed given:

19.1 Note to File - City Council - April 30, 2025

19.3 Closed Session Minutes - Committee of Council - May 7, 2025

19.4 Recommendation Report - 3 Year Information Technology Roadmap and 311 Technology Modernization

Open Meeting exception under Section 239 (2) (k) of the Municipal Act, 2001:

A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

Carried

(See also a resolution with respect to Item 19.4 dealt with under the Closed Session report out section of the meeting, approved as **Resolution C114-2025**.)

6. Announcements (2 minutes maximum)

6.1 Proclamations:

- a) The African Union Renaissance Week - May 25 - 31, 2025
- b) Business Continuity and Resilience Week - May 19 - 23, 2025
- c) International Boys Day - May 16, 2025 (See Item 7.2)
- d) National AccessAbility Week - May 25 - 31, 2025

Mayor Patrick Brown acknowledged and read the proclamation for the African Union Renaissance Week.

Regional Councillor Toor acknowledged and read the proclamation for Business Continuity and Resilience Week.

City Councillor Power acknowledged and read the proclamation for International Boys Day.

Owolabi Williams, Director, Boys Lead Network, provided remarks in response to the proclamation for International Boys Day and requested the City of Brampton explore future partnerships with his organization.

Regional Councillor Vicente acknowledged and read the proclamation for National AccessAbility Week.

Franco Spadafora, Member of the Accessibility Advisory Committee, provided remarks in response to the proclamation for National AccessAbility Week.

6.2 Announcement - Rotary Rib 'n' Roll - May 23-25, 2025 - Gage Park

Councillor Medeiros, announcement sponsor, remarked that the Rotary Rib 'n' Roll was a hallMark of the city and that he was looking forward to the event.

Vanora Spreen, Rotary Rib 'n' Roll Chairperson, Rotary Club of Brampton, thanked Council for supporting the event and invited all members of Council to attend. Ms. Spreen advised Council that a variety of talent would be participating in this year's event.

6.3 Announcement - Passing of Former Alderman/City Councillor Bob Hunter

Deputy Mayor Singh announced the passing of former Alderman and City Councillor Bob Hunter and provided a detailed outline of his accomplishments and the impact he had during his tenure.

Councillor Palleschi expressed his sorrow, stating that it was a significant loss for the City, and extended his condolences.

Mayor Patrick Brown, expressed his sorrow and outlined the significant impact former Councillor Bob Hunter had on the City.

6.4 Announcement – Recognition of Youth who sang the National Anthem at the Sikh Heritage Month Flag Raising.

Councillor Toor, announcement sponsor, acknowledged Saahiba Kaur Walia, Zorawar Singh Walia and Gurbaaz Singh Walia, who performed the Sikh national anthem at the Sikh Heritage Month Flag raising and thanked them for sharing their talent and culture.

Mayor Patrick Brown remarked on the incredible job done singing the Sikh national anthem and praised their talent. Mayor Brown requested that staff post a link to their performance on the City of Brampton's social media and website.

The youth expressed their gratitude for Council's recognition and remarked that they are inspired to continue working to create positive change.

6.5 Announcement – Girls and Women's Cricket - May 23 to 25, 2025 - Gage Park

Councillor Brar, announcement sponsor, introduced the Ontario Cricket Academy (OCA) and called upon representatives to make the announcement.

Representatives from the Ontario Cricket Academy outlined the OCA's accomplishments over the years and thanked Council for their support in providing the facilities and restrooms at the cricket ground.

Mayor Patrick Brown remarked that girls' cricket is exploding around the world and congratulated them for their success.

Councillor Santos remarked that the organization was doing a wonderful job supporting girls in cricket and congratulated them on their success.

Councillor Brar thanked the group for coming to provide the announcement and remarked that they were breaking barriers.

6.6 Announcement - Explore Brampton Youth Pass Update and highlight of Amazon Sponsorship

Michael Miele, Manager, Sponsorship and Corporate Development, highlighted the new sponsorship with Amazon. Amazon's sponsorship is the first sponsor and has contributed to the continuation of the 2025 Brampton Youth Pass. Mr. Miele advised that applications have been received for over 60 per-cent of the available spots and encourage others interested to apply.

7. Public Delegations and Staff Presentations (5 minutes maximum)

7.1 Delegations re: Item 10.4.1 - Staff Report re: Information Report – Response to Delegations on Committee of Adjustment Fees

Item 10.4.1 was brought forward and dealt with at this time.

Wilson Christian, Brampton Resident, provided remarks on the implementation of the new application process and the effect it had on his application that was submitted prior to the new fees, due to the City's labour disruption. Mr. Christian asked Council to impose the old fees for his application, as it was submitted prior to the new fee structure.

Kathleen McDermott, Brampton Resident, expressed gratitude that the community's voices have been heard and remarked that they have seen the positive impact in Wards 3 and 4. Ms. McDermott remarked that the new fees allow the City to have adequate cost recovery and that the City's driveway widths are more than adequate. Ms. McDermott asked whether the Strong Mayor Powers will be used to ensure the fees stay in place.

Councillor Medeiros remarked he was in support of the increased fees and inquired as to whether or not there were evaluation or performance measures that could be shared with residents.

The following motion was considered.

C104-2025

Moved by Regional Councillor Santos

Seconded by Regional Councillor Kaur Brar

That the following delegations to the Council Meeting of May 14, 2025, re: **Item 10.4.1 - Staff Report re: Information Report – Response to Delegations on Committee of Adjustment Fees**, be received:

1. Wilson Christian, Brampton Resident
2. Kathleen McDermott, Brampton Resident

Carried

- 7.2 Delegation from Owolabi Williams, Director, Boys Lead Network re: International Boys Day - May 16, 2025

This delegation was brought forward under item 6.1 c, and the following motion was considered.

C105-2025

Moved by City Councillor Power

Seconded by Regional Councillor Medeiros

That the delegation from Owolabi Williams, Boys Lead Network, to the Council Meeting of May 14, 2025, re: **International Boys Day**, be received.

Carried

- 7.3 Delegation from Karan Devgan, Arpandee Singh, Shikha Sharma, Harman Sohal, re: Brampton Food Truck Owners

Karan Devgan, Arpandee Singh, Shikha Sharma, Harman Sohal, Brampton Food Truck Owners provided remarks on the Mobile Licensing By-law 50-meter requirement, trailers used as stationary food trucks, and new rules impacting existing permits. They requested that food trucks be grandfathered into the new by-law.

The following motion was considered.

C106-2025

Moved by City Councillor Power

Seconded by Deputy Mayor Singh

That the delegation from Karan Devgan, Arpandee Singh, Shikha Sharma, Harman Sohal, to the Council Meeting of May 14, 2025, re: **Brampton Food Truck Owners**, be received.

Carried

8. Government Relations Matters

8.1 Staff Update re: Government Relations Matters

Councillor Palleschi remarked that he would like staff to undertake to look at extenuating circumstances where individuals demolish the existing home and rebuild on the same lot, that do not create exponential demand on parkland and existing infrastructure. Councillor Palleschi put forward the following motion for consideration.

Whereas Bill 17, "Protect Ontario by Building Faster and Smarter Act", 2025 is designed in part to accelerate infrastructure and housing development; reduce red tape and administrative delays;

Whereas the City of Brampton has and continues to support innovative housing solutions that support smart and responsible growth that is affordable and cost-effective to deliver;

Whereas the redevelopment of a single lot can create opportunities to accelerate housing development but may not always create exponential demand on parkland and existing infrastructure;

Now Therefore Be It Resolved that as part of staff's forthcoming analysis on Bill 17, particular attention be given to the impacts and opportunities the legislation presents for private property owners undertaking redevelopment of their own lots, including streamlined approvals for minor variances, reduced study requirements, deferral of development charges, and other measures that may facilitate gentle intensification and more efficient small scale project delivery.

Steve Ganesh, Commissioner, Planning, Building and Growth Management, remarked that Bill 17 speaks to an overhaul of the development charges regime and revenue-generating tools such as cash in lieu of parkland. The motion would give staff the ability to do research regarding the request and report back to Council.

The following motion was considered.

C107-2025

Moved by Regional Councillor Palleschi

Seconded by Regional Councillor Kaur Brar

1. That the staff update re: **Government Relations Matters**, to the Council Meeting of May 14, 2025, be received; and

2. **Whereas** Bill 17, “Protect Ontario by Building Faster and Smarter Act”, 2025 is designed in part to accelerate infrastructure and housing development; reduce red tape and administrative delays;

Whereas the City of Brampton has and continues to support innovative housing solutions that support smart and responsible growth that is affordable and cost effective to deliver;

Whereas the redevelopment of a single lot can create opportunities to accelerate housing development but may not always create exponential demand on parkland and existing infrastructure;

Now Therefore Be It Resolved that as part of staff’s forthcoming analysis on Bill 17, particular attention be given to the impacts and opportunities the legislation presents for private property owners undertaking redevelopment of their own lots, including streamlined approvals for minor variances, reduced study requirements, deferral of development charges, and other measures that may facilitate gentle intensification and more efficient small scale project delivery.

Carried

9. Reports from the Head of Council

Nil

10. Reports from Corporate Officials

10.1 Office of the Chief Administrative Officer

Nil

10.2 Legislative Services Operating

10.2.1 ^ Staff Report re: Accountability and Transparency Policy

Dealt with under Consent Resolution C103-2025

10.2.2 Staff Report re: Closed Session Meeting Protocol Updates

Councillor Palleschi remarked on the roles and responsibilities of closed session and requested that the City Solicitor be included.

Mayor Brown clarified that the original basis was to ensure that closed session material was not inadvertently leaked out. If the matter is of a sensitive nature closed session will be held in person, and the closed session material be distributed in-person as an extra measure of caution.

Genevieve Scharback, City Clerk, clarified that the in-person closed session is to be determined in consultation with both the Mayor and City Solicitor.

Councillor Medeiros suggested that notification as to whether the closed session will be held in person or hybrid be communicated accordingly, and not on the morning of the meeting.

Genevieve Scharback advised that members of Council will be notified as soon as we receive an item of such nature.

The following motion was considered.

C108-2025

Moved by Regional Councillor Palleschi

Seconded by Regional Councillor Medeiros

1. That the report from Genevieve Scharback, City Clerk. Legislative Services, to the City Council Meeting of May 14, 2025, re: **Closed Session Meeting Protocol Updates**, be received;
2. That the Closed Session Meeting Protocol, identified as Attachment 1, attached hereto be approved; with the addition of the role of City Solicitor in determining which items may only be discussed in person within closed session;
3. That staff be authorized to implement and administer the updated protocol; and
4. That the Closed Session Meeting Protocol dated March 24, 2021, be rescinded.

10.2.3 Staff Update re: Update on Consultations re. New Mobile Licensing By-law

Regional Councillor Keenan declared a conflict on this item. (Family owns a restaurant.)

Regional Councillor Kaur Brar declared a conflict on this item. (Family members who are taxi drivers.)

Rob Higgs, Director, Enforcement & By-Law Services, provided an update on Consultations regarding the new Mobile licensing by-law that included the following:

- Public consultation sessions 1 and 2:
 - Primary major transit station areas (MTSAs)
 - Distance limitation (current 50m)
 - Implementation period
 - Clarification on food trucks vs. food trailers

Mr. Higgs, outlined the following for Council's consideration:

- Remove MTSA component altogether and place in Zoning Bylaw
- Keep MTSA but no net-new food trucks in MTSA
- Grandfather food trucks whose only contravention is an MTSA location
- Cap current number of food trucks to current, renewals and those currently in process
- Distance between trucks: 1-3 = 5m, 4+ = 10m
- Distance from restaurant: 1-3 = 50m, +25m for each additional food truck

Mayor Patrick Brown sought clarification from staff that if the changes were accepted, there would be no food trucks in the downtown core, where Council has been inundated with complaints.

Mr. Higgs confirmed that was correct if certain ones were put in place. Staff was looking for direction with respect to which direction Council would like to proceed.

Deputy Mayor Singh suggested that the report be referred back to staff for further consideration.

The following motion was considered.

C109-2025

Moved by Deputy Mayor Singh

Seconded by Regional Councillor Vicente

That the presentation from Robert Higgs, Director, Enforcement and By-law Services, to the City Council Meeting of May 14, 2025 re: **Update on Consultations re. New mobile Licensing By-law**, be **referred** back to staff.

Carried

10.3 Corporate Support Services

10.3.1 ^ Staff Report re: Capital Project Financial Status Report – Q4 2024

Dealt with under Consent Resolution C103-2025

10.3.2 ^ Staff Report re: 2024 Year-End Investment Report

Dealt with under Consent Resolution C103-2025

10.3.3 ^ Staff Report re: Building Code Act - Annual Report for the Fiscal Year 2024

Dealt with under Consent Resolution C103-2025

10.3.4 ^ Staff Report re: 2024 Year-End Operating Budget Report

Dealt with under Consent Resolution C103-2025

10.3.5 ^ Staff Report re: 2024 Year End Reserve Report

Dealt with under Consent Resolution C103-2025

10.3.6 ^ Staff Report re: DC, CIL of Parkland and Community Benefit Charge Annual Report: Summary of Activity in 2024

Dealt with under Consent Resolution C103-2025

10.4 Planning and Economic Development

10.4.1 Staff Report re: Information Report – Response to Delegations on Committee of Adjustment Fees

Deputy Mayor Singh remarked that he agreed with the new fees and believed in financial tools to control behaviours. Deputy Mayor Singh put the following motion on the floor for consideration.

That the report from Carolyn Crozier, Strategic Leader, Office of the Commissioner, Planning, Building and Growth Management, to the Council Meeting of April 30, 2025, re: Information Report – Response to Delegations on Committee of Adjustment Fees, be deferred to the September 10, 2025, Council meeting.

The following motion was considered.

C110-2025

Moved by Deputy Mayor Singh

That the report from Carolyn Crozier, Strategic Leader, Office of the Commissioner, Planning, Building and Growth Management, to the Council Meeting of April 30, 2025, re: **Information Report – Response to Delegations on Committee of Adjustment Fees**, be **deferred** to the September 10, 2025 Council meeting.

Carried

10.4.2 ^ Staff Report re: Development Approvals Process Technology Assessment - Expression of Interest Responses and Next Steps

Dealt with under Consent Resolution C103-2025

10.4.3 Staff Report re: Niwaas Bramalea Application for Funding - Capital Grant Application under the City-Wide CIP for Affordable Housing – 11556 Bramalea Road

Mayor Patrick Brown remarked that the item was held until there was clarification regarding whether the housing accelerator funding would be continued after the Federal election. The work undertaken through the housing accelerator fund has been incredible across the city.

Deputy Mayor Singh put forward the following motion for consideration.

1. *That the report from Mahsa Koushki, Policy Planner III, Integrated City Planning, Planning, Building and Growth Management, to the City Council Meeting of May 14, 2025, re: **Niwaas Bramalea Application for Funding**, be received;*
2. *That a budget amendment be approved for capital project #257831-002 in the amount of \$14,040,000, with funding to be transferred from the Housing Accelerator Fund to Niwaas' Affordable Rental Project at 11556 Bramalea Road; and*
3. *That the Commissioner of Planning, Building and Growth Management and Treasurer be delegated the authority to enter into and execute a contribution agreement (and other necessary documents) for Niwaas' Affordable Rental Project, in a form acceptable to the City Solicitor or designate.*

Councillor Keenan expressed his support for the funding and sought clarification from staff that this application followed the same guidelines as other applications and that the other organizations are also receiving their funding.

Steve Ganesh, Commissioner, Planning, Building and Growth Management, confirmed that the Council endorsed housing CIP program will leverage money from the housing accelerator funding, all protocols and practices in previous examples and brought before Council will apply.

Councillor Palleschi asked for clarification regarding whether Home Opportunities has received its funding.

Steve Ganesh, Commissioner, Planning, Building and Growth Management, advised that direction has been received to begin distributing funding in stages to Home Opportunities and called upon staff for further details

Melinda Yogendran, Supervisor, Principal Planner, provided additional details regarding the distribution of the funding.

Councillor Palleschi put forward an amendment to the motion to include the following:

That no funding be advanced for this project, or any other similar projects, until such time and the funding has been transferred for the Home Opportunities project.

Steve Palleschi, Commissioner, Planning, Building and Growth Management, confirmed that the agreement with Home Opportunities has specific milestones in

which they receive the money as opposed to a lump sum payment up front and confirmed the money is secured for the organization.

Nash Damer, Treasurer, outlined the details in the agreement with Home Opportunities.

Councillor Palleschi withdrew the amendment from consideration to allow for further discussion.

The following motion was considered.

C111-2025

Moved by Deputy Mayor Singh

Seconded by Mayor Patrick Brown

1. That the report from Mahsa Koushki, Policy Planner III, Integrated City Planning, Planning, Building and Growth Management, to the City Council Meeting of May 14, 2025, re: **Niwaas Bramalea Application for Funding**, be received;

2. That a budget amendment be approved for capital project #257831-002 in the amount of \$14,040,000, with funding to be transferred from the Housing Accelerator Fund to Niwaas' Affordable Rental Project at 11556 Bramalea Road; and

3. That the Commissioner of Planning, Building and Growth Management and Treasurer be delegated the authority to enter into and execute a contribution agreement (and other necessary documents) for Niwaas' Affordable Rental Project, in a form acceptable to the City Solicitor or designate.

Carried

10.5 Community Services

Nil

10.6 Public Works

Nil

10.7 Brampton Transit

Nil

10.8 Fire and Emergency Services

Nil

11. **Reports from Accountability Officers**

Nil

12. **Committee Reports**

12.1 ^ Minutes - Committee of Council - April 23, 2025

Dealt with under Consent Resolution C103-2025

12.2 ^ Minutes - Citizen Appointments Committee - April 30, 2025

Dealt with under Consent Resolution C103-2025

The recommendations approved under Consent are as follows:

CAC001-2025

That the Agenda for the Citizen Appointments Committee Meeting of April 30, 2025, be approved, as amended:

To add:

Item 8.2,

CAC002-2025

That Committee proceed into closed session.

CAC003-2025

That Committee does now adjourn to meet again at the call of the Chair.

12.3 ^ Minutes - Governance and Council Operations Committee - May 5, 2025

Dealt with under Consent Resolution C103-2025

The recommendations approved under Consent are as follows:

GC001-2025

Moved by Regional Councillor N. Brar

That the agenda for the Governance and Council Operations Committee Meeting of May 5, 2025, be approved as presented.

GC002-2025

Moved by Regional Councillor Toor

1. That the report from Marlon Kallideen, Chief Administrative Officer to the Governance and Council Operations Meeting of May 5, 2025, re: **Integrity Commissioner Presentation and Proposed Amendments to the Council Code of Conduct - (RM 21/2025)**, be received; and
2. That consideration of the proposed amendments to the Brampton Council Code of Conduct provided by the Integrity Commissioner be referred back to staff of the Chief Administrative Office, pending developments and review of provincial consideration of Codes of Conduct for municipalities.

GC003-2025

Moved by Regional Councillor Toor

That staff are hereby directed to proceed with the necessary steps to implement the following:

That City of Brampton Mayor and Councillors' compensation be amended by adding the following:

Subject to the restrictions below, a severance allowance shall be payable to the Mayor and to each Member of Council upon retirement, resignation or death of a Member of Council while in office, or upon failure to be re-elected to office for the term immediately following a current term of office.

No severance allowance shall be payable, however, in the following circumstances:

- 1) where the purpose of a retirement or resignation is to assume a position as an elected or appointed officer holder at any level of government, including another municipality; or
- 2) where the purpose of a retirement or resignation is to assume paid employment with another organization or business; or
- 3) where the Mayor or Member of Council ceases to hold office as a result of involuntary removal from office, other than through failure to be re-elected or death.

The severance allowance shall be calculated on the basis of one month's base salary for each year of service up to a maximum of 12 months' base salary, payable in a lump sum.

GC004-2025

Moved by Regional Councillor N. Brar

That Governance and Council Operations Committee does now adjourn to meet again for a regular meeting of Committee on Monday, October 27, 2025, at 9:30 a.m. or at the call of the Chair.

12.4 ^ Summary of Recommendations - Committee of Council - May 7, 2025

Dealt with under Consent Resolution C103-2025

The recommendations approved under Consent are as follows.

CW163-2025

That the agenda for the Committee of Council Meeting of May 7, 2025 be approved, as amended, as follows:

To add:

5.1 Announcement - U15A Brampton Canadettes - Ontario Women's Hockey Association (OWHA) Provincial Champions, Ontario Women's Hockey League (OWHL) Southern League Champions, Ontario Women's Hockey League (OWHL) Central Division Champions

Council Sponsor: Regional Councillor Keenan

15.2 Item 7.1 - Staff Update re: Government Relations Matters

Open Meeting exception under Section 239 (2) (k) of the Municipal Act, 2001:

A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

To defer the following item to the May 21, 2025 Committee of Council Meeting:

7.2 Discussion Item at the Request of Regional Councillor Santos re: Funding Related to Encampment Response and Encampment Protocol/Policy Development

CW164-2025

That the following items to the Committee of Council Meeting of May 7, 2025 be approved as part of Consent:

9.4.1, 11.3.1, 13

CW165-2025

That the following items to the Committee of Council Meeting of May 7, 2025, re: **New Mobile Licensing By-law**, be **referred** to staff for further consideration and consultation with all stakeholders, including impacted restaurants and Members of Council, and a report to the May 14, 2025 meeting of Council:

6.1 Possible Delegations, re: Notice of the Intention to Repeal and Replace Mobile Licensing By-law 67-2014

1. Harmanpreet Kaur, Owner/Operator, 16698361 Canada Inc.
2. Karan Devgan, Arpandeeep Singh, Shikha Sharma, Manmeet Singh, and Athira Vanompadath, Food Truck Owners

9.2.1 Staff Report re: New Mobile Licensing By-law

CW166-2025

That the delegations from the Central Peel NASA Club, Central Peel Secondary School, to the Committee of Council Meeting of May 7, 2025, re: **NASA/National Space Society (NSS) Space Competitions Awards Winners**; be received:

1. Simona Matei, Head of Mathematics/Space Club Advisor, Central Peel Secondary School
2. Gurnoor Kaur, NASA/NSS Space Settlement Contest - First Prize Winner
3. Gurehmat Chahal, NASA/NSS Healthy Living in Space - Grand Prize Winner.

CW167-2025

That the delegation from Tiffany Decoito, Founder and Director, Breaking Borders Sports, to the Committee of Council Meeting of May 7, 2025, re: **Request for Sponsorship Support for Breaking Borders Youth Baseball Tournament**; be **referred** to staff for potential consideration under the Advance Brampton Fund.

CW168-2025

That the delegation from Kim O'Malley, Brampton Resident, to the Committee of Council Meeting of May 7, 2025, re: **Residential Parking on Concrete Landscaping**, be received.

CW169-2025

1. That the report from Allyson Sander, Strategic Leader, Project Management, Legislative Services, to the Committee of Council Meeting

of May 7, 2025, re: **Proposed Amendments to Unauthorized Parking By-law 104-2018**, be received;

2. That Council approve the proposed amendments to By-law 104-2018, generally in accordance with Attachment 1; and
3. That Council approve the proposed amendments to By-law 333-2013, generally in accordance with Attachment 2.

CW170-2025

That the staff update re: **Government Relations Matters**, to the Committee of Council Meeting of May 7, 2025, be received.

CW171-2025

That the correspondence from the Downtown Brampton Food District, to the Committee of Council Meeting of May 7, 2025, re: **Item 9.2.1 - New Mobile Licensing By-law**, be received.

CW172-2025

That the **Minutes of the Brampton Women's Advisory Committee Meeting of April 17, 2025**, Recommendations BWAC005-2025 to BWAC007-2025, to the Committee of Council Meeting of May 7, 2025, be approved.

BWAC005-2025

That the agenda for the Brampton Women's Advisory Committee meeting, be approved as amended:

To add the following:

8.1 Discussion at the request of Kritika Chopra, Member, re: Youth Leadership Initiative

BWAC006-2025

That the delegation by Jenna Robson, Director of Operations, Regeneration Outreach Community, to the Brampton Women's Advisory Committee meeting of April 17, 2025, re: **Homelessness in the City**, be received.

BWAC007-2025

That Brampton Women's Advisory Committee meeting do now adjourn to meet again on October 16, 2025 at 7:00 p.m.

CW173-2025

That Committee proceed into Closed Session to discuss matters pertaining to the following:

15.1 Information Update on Concessions

Open Meeting exception under Section 239 (2) (c) and (k) of the Municipal Act, 2001:

A proposed or pending acquisition or disposition of land by the municipality or local board; and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

15.2 Item 7.1 - Staff Update re: Government Relations Matters

Open Meeting exception under Section 239 (2) (k) of the Municipal Act, 2001:

A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

CW174-2025

That staff be directed to proceed with the following:

1. That staff be directed to proceed with a Request for Proposal for the concession space at City Hall, incorporating the survey results; and
2. That staff be directed to report back regarding options for concessions and vending machines in city-owned recreation centers across the City, in consultation with interested Members of Council.

CW175-2025

That the Committee of Council do now adjourn to meet again on Wednesday, May 21, 2025 or at the call of the Chair.

12.5 ^ Summary of Recommendations - Planning and Development Committee - May 12, 2025

Dealt with under Consent Resolution C103-2025

The recommendations approved under Consent are as follows:

PDC048-2025

That the agenda for the Planning and Development Committee Meeting of May 12, 2025, be approved, as published and circulated.

PDC049-2025

That the following items to the Planning and Development Committee Meeting of May 12, 2025, be approved as part of Consent:

7.1, 7.2, 7.3, 7.4, 7.5, 9.1, 9.2, and 10.1

PDC050-2025

1. That the presentation from Neil Chadda, Planner, Integrated City Planning, to the Planning and Development Committee Meeting of May 12, 2025, re: City-initiated Official Plan Amendment - Credit Valley
2. Secondary Plan Review, Credit Valley Secondary Plan, Area 45, Wards 4 and 5, City File 2025-349, be received;
3. That the staff report from Neil Chadda, Planner, Integrated City Planning, to the Planning and Development Committee Meeting of May 12, 2025, re: **City-initiated Official Plan Amendment - Credit Valley Secondary Plan Review, Credit Valley Secondary Plan, Area 45, Wards 4 and 5, City File 2025-349**, be received; and
4. That Planning **staff be directed to report back** to the Planning & Development Committee with the results of the Public Meeting and staff recommendations.

PDC051-2025

1. That the presentation from Andrew Ramsammy, Planner, Development Services, to the Planning and Development Committee Meeting of May 12, 2025, re: City-initiated New Comprehensive Zoning By-law, City File 2025-324, be received;
2. That the staff report from Andrew Ramsammy, Planner, Development Services, to the Planning and Development Committee Meeting of May 12, 2025, re: **City-initiated New Comprehensive Zoning By-law, City File 2025-324**, be received;
3. That the following delegations re: City-initiated New Comprehensive Zoning By-law, City File 2025-324, to the Planning and Development Committee Meeting of May 12, 2025, be received; and
 1. Sylvia Roberts, Brampton Resident

2. Kathleen McDermott, Brampton Resident
3. Jackee McCann, Brampton Resident
4. Teresa Bragado, Brampton Resident
4. That the following correspondence re: City-initiated New Comprehensive Zoning By-law, City File 2025-324, to the Planning and Development Committee Meeting of May 12, 2025, be received:
 1. Sandra K. Patano, Weston Consulting, on behalf of Sunfield Investments (Church) Inc., dated May 12, 2025
 2. Dan Kraszewski, D.J.K. Land Use Planning, on behalf of Fifth Avenue Group, dated May 12, 2025.

PDC052-2025

1. That the presentation from Andrew Ramsammy, Planner, Development Services, and Allyson Sander, Strategic Leader, Project Management, Legislative Services, to the Planning and Development Committee Meeting of May 12, 2025, re: City-initiated Zoning By-law Amendment - Outdoor Storage Permissions for Truck Parking, City-wide, City File 2025-332, be received; and
2. That the staff report from Andrew Ramsammy, Planner, Development Services, and Allyson Sander, Strategic Leader, Project Management, Legislative Services, to the Planning and Development Committee Meeting of May 12, 2025, re: **City-initiated Zoning By-law Amendment - Outdoor Storage Permissions for Truck Parking, City-wide, City File 2025-332**, be received.

PDC053-2025

1. That the presentation from Rajvi Patel, Planner, Development Services, to the Planning and Development Committee Meeting of May 12, 2025, re: **Application to Amend the Official Plan and Zoning By-law, Gajjar Development Group Inc., c/o Glenn Schnarr and Associates Inc., 10709 Creditview Road, Ward 6, File: OZS-2025-0005**, be received;
2. That the delegation from Joe Sousa, Brampton Resident, re: Application to Amend the Official Plan and Zoning By-law, Gajjar Development Group Inc., c/o Glenn Schnarr and Associates Inc., 10709 Creditview Road, Ward 6, File: OZS-2025-0005, to the Planning and Development Committee Meeting of May 12, 2025, be received; and

3. That the correspondence from Joe Sousa, Brampton Resident, re: Application to Amend the Official Plan and Zoning By-law, Gajjar Development Group Inc., c/o Glenn Schnarr and Associates Inc., 10709 Creditview Road, Ward 6, File: OZS-2025-0005, to the Planning and Development Committee Meeting of May 12, 2025, be received.

PDC054-2025

1. That the presentation from Rajvi Patel, Planner, Development Services, to the Planning and Development Committee Meeting of May 12, 2025, re: **Application to Amend the Zoning By-law, HL Industrial Holding Inc., c/o Glenn Schnarr and Associates Inc., 0 Heart Lake Road, Ward 2, File: OZS-2025-0018**, be received;
2. That the following delegations re: Application to Amend the Zoning By-law, HL Industrial Holding Inc., c/o Glenn Schnarr and Associates Inc., 0 Heart Lake Road, Ward 2, File: OZS-2025-0018, to the Planning and Development Committee Meeting of May 12, 2025, be received;
 1. Christina Cicconetti, Brampton Resident
 2. Pauline Thornham, Brampton Resident
 3. Daniel Dittburner, Brampton Resident
3. That the following correspondence re: Application to Amend the Zoning By-law, HL Industrial Holding Inc., c/o Glenn Schnarr and Associates Inc., 0 Heart Lake Road, Ward 2, File: OZS-2025-0018, to the Planning and Development Committee Meeting of May 12, 2025, be received:
 1. Balvir Dhaliwal, Brampton Resident, dated May 7, 2025
 2. Paul Purba, Brampton Resident, dated April 25, 2025
 3. Nanak Malhotra, Brampton Resident, dated April 25, 2025
 4. Vassan Kohli, Brampton Resident, dated April 26, 2025
 5. Christina Cicconetti, Brampton Resident, dated May 8, 2025
 6. Melanie MacDonald, Brampton Resident, dated May 12, 2025
 7. Leo O'Brien, Brampton Resident, dated May 12, 2025
 8. Kim Romita, Brampton Resident, dated May 12, 2025.

PDC055-2025

That the presentation from Harjot Sra, Planner, Development Services, to the Planning and Development Committee Meeting of May 12, 2025, re: **Application to Amend the Zoning By-law, Mayfield Commercial Centre Ltd., c/o Weston Consulting, 6029 Mayfield Road and 11903 Airport Road, Ward 9, File: OZS-2024-0026**, be received.

PDC056-2025

1. That the presentation from Yin Xiao, Planner, Development Services, to the Planning and Development Committee Meeting of May 12, 2025, re: **Application to Amend the Official Plan, Korsiak Urban Planning, Primont / DMHH Partnership, west of Mississauga Road, between CN Rail and Wanless Drive, Ward 6, File: OZS-2025-0014**, be received; and
2. That the correspondence from Tony Iacobelli, Centre for Community Energy Transformation (CCET), dated May 7, 2025, re: Application to
3. Amend the Official Plan, Korsiak Urban Planning, Primont / DMHH Partnership, west of Mississauga Road, between CN Rail and Wanless Drive, Ward 6, File: OZS-2025-0014, to the Planning and Development Committee Meeting of May 12, 2025, be received.

PDC057-2025

1. That the presentation from Raj Lamichhane, Planner, Development Services, to the Planning and Development Committee Meeting of May 12, 2025, re: **Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, DMHH Partnership (Mattamy & D’Orazio), c/o Korsiak Urban Planning, 10512 Mississauga Road, Ward 6, File: OZS-2025-0015**, be received; and
2. That the correspondence from Tony Iacobelli, Centre for Community Energy Transformation (CCET), dated May 7, 2025, re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, DMHH Partnership (Mattamy & D’Orazio), c/o Korsiak Urban Planning, 10512 Mississauga Road, Ward 6, File: OZS-2025-0015, to the Planning and Development Committee Meeting of May 12, 2025, be received.

PDC058-2025

1. That the presentation from Raj Lamichhane, Planner, Development Services, to the Planning and Development Committee Meeting of May

12, 2025, re: **Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Primont Homes (Heritage Heights 1) Inc., c/o**

2. **Glen Schnarr and Associates Inc., 10344 Mississauga Road, Ward 6, File: OZS-2025-0016**, be received; and
3. That the correspondence from Tony Iacobelli, Centre for Community Energy Transformation (CCET), dated May 7, 2025, re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Primont Homes (Heritage Heights 1) Inc., c/o Glen Schnarr and Associates Inc., 10344 Mississauga Road, Ward 6, File: OZS-2025-0016, to the Planning and Development Committee Meeting of May 12, 2025, be received.

PDC059-2025

1. That the presentation from Raj Lamichhane, Planner, Development Services, to the Planning and Development Committee Meeting of May 12, 2025, re: **Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Primont Homes (Heritage Heights 3) Inc., c/o Glen Schnarr and Associates Inc., 10916 Mississauga Road, Ward 6, File: OZS-2025-0017**, be received; and
2. That the correspondence from Tony Iacobelli, Centre for Community Energy Transformation (CCET), dated May 7, 2025, re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Primont Homes (Heritage Heights 3) Inc., c/o Glen Schnarr and Associates Inc., 10916 Mississauga Road, Ward 6, File: OZS-2025-0017, to the Planning and Development Committee Meeting of May 12, 2025, be received.

PDC060-2025

1. That the report from Megan Fernandes, Planner, Development Services, to the Planning and Development Committee Meeting of May 12, 2025, re: **Application to Amend the Zoning By-law, Glenshore Investments Inc., MHBC Planning Limited, 5203 Old Castlemore Road, Ward 10, File: OZS-2023-0038**, be received;
2. That the Application for a Zoning By-law Amendment submitted by MHBC Planning Limited on behalf of Glenshore Investments Inc. 5203 Old Castlemore Road, Ward 10, File OZS-2023-0038 be approved on the basis that it is consistent with the Provincial Policy Statement, conforms to the City's Official Plan, and for the reasons set out in the Recommendation Report;

3. That prior to forwarding the zoning by-law amendment to Council for enactment, staff will obtain clearance from the Toronto and Region Conservation Authority with respect to the subject development application;
4. That the amendment to the Zoning By-law generally in accordance with the attached Draft Zoning By-law Amendment (Attachment 10) to this report be adopted; and
5. That the delegation from Katherine Rauscher, MHBC Planning, on behalf of Glenshore Investments Inc., re: Application to Amend the Zoning By-law, Glenshore Investments Inc., MHBC Planning Limited, 5203 Old Castlemore Road, Ward 10, File: OZS-2023-0038, to the Planning and Development Committee Meeting of May 12, 2025, be received.

PDC061-2025

1. That the report from Harjot Sra, Planner, Development Services, to the Planning and Development Committee Meeting of May 12, 2025, re: **Application to Amend the Official Plan and Zoning By-law, 2391057 Ontario Inc., Gagnon Walker Domes Ltd., 0 Father Tobin Road, 10819 and 10833 Bramalea Road, Ward 9, File: OZS-2024-0011**, be received;
2. That the Application for an Official Plan and Zoning By-law Amendment submitted by 2391057 Ontario Inc. – Gagnon Walker Domes Ltd., 0 Father Tobin, 10819 and 10833 Bramalea Road, Ward 9, File Number OZS-2024-0011, be approved on the basis that it is consistent with the Provincial Planning Statement, conforms to the City's Official Plan, and for the reasons set out in the Recommendation Report dated March 31, 2025;
3. That the amendment to the Official Plan generally in accordance with the attached Draft Official Plan Amendment (Attachment 10) to this report be adopted;
4. That the amendment to the Zoning By-law generally in accordance with the attached Draft Zoning By-law Amendment (Attachment 11) to this report be adopted;
5. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(7) of the Planning Act, R.S.O. c.P. 13, as amended; and
6. That the delegation from Marc DeNardis and Michelle Harris, Gagnon Walker Domes Ltd., re: Application to Amend the Official Plan and Zoning By-law, 2391057 Ontario Inc., Gagnon Walker Domes Ltd., 0 Father Tobin

Road, 10819 and 10833 Bramalea Road, Ward 9, File: OZS-2024-0011, to the Planning and Development Committee Meeting of May 12, 2025, be received.

PDC062-2025

1. That the report from Chinoye Sunny, Planner, Development Services, to the Planning and Development Committee Meeting of May 12, 2025, re: **Application to Amend the Secondary Plan and Zoning By-law, Amdev Property Group, 17-29 Mill Street North & 53 Nelson Street West, Ward 1, File: OZS-2024-0033**, be received;
2. That the Application to Amend the Secondary Plan and Zoning By-law submitted by Amdev Property Group, File: OZS-2024-0033 be endorsed
3. on the basis that it represents good planning, including that it has regard for matters of provincial interest under the Planning Act, is consistent with the Provincial Policy Statement, conforms to the Brampton Plan and for the reasons set out in this Planning Recommendation Report;
4. That prior to forwarding the adoption of the Secondary Plan Amendment, or the enactment of the Zoning By-law Amendment to Council for adoption, confirmation be received from the Region of Peel that 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 supported document is completed;
5. That the amendments to the Secondary Plan, generally in accordance with Attachment 12 attached to this report be adopted;
6. That the amendments to the Zoning By-law, generally in accordance with Attachment 13 attached to this report be adopted; and,
7. 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.

PDC063-2025

1. That the report from Samantha Dela Pena, Planner, Development Services, to the Planning and Development Committee Meeting of May 12, 2025, re: **Application to Amend the Secondary Plan and Zoning By-law, Mitra T. Kissoon, Daneshwar Kissoon and Sugrim Enterprises Inc., Blackthorn Development Corporation, 55, 57, 59, 61, 63 and 65 Park Street, Ward 1, File: OZS-2024-0001**, be received;

2. That Application to Amend the Secondary Plan and Zoning By-Law submitted by Blackthorn Development Corporation on behalf of Mitra T. Kisson, Daneshwar Kisson & Sugrim Enterprises Inc, File OZS-2024-0001 be endorsed, on the basis that it represents good planning, including that it has regard for matters of provincial interest under the Planning Act,
3. is consistent with the Provincial Policy Statement, conforms to the Brampton Plan and for the reasons set out in this Planning Recommendation Report;
4. 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 support document is completed.
5. That the amendments to the Secondary Plan, generally in accordance with Attachment 14 attached to this report be adopted;
6. That the amendments to the Zoning By-law, generally in accordance with Attachment 15 attached to this report be adopted; and,
7. 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; and
8. That the correspondence from Sushil Tailor, Brampton Resident, dated April 23, 2025, re: Application to Amend the Secondary Plan and Zoning By-law, Mitra T. Kisson, Daneshwar Kisson and Sugrim Enterprises Inc., Blackthorn Development Corporation, 55, 57, 59, 61, 63 and 65 Park Street, Ward 1, File: OZS-2024-0001, to the Planning and Development Committee Meeting of May 12, 2025, be received.

Road, south of Mayfield Road, Ward 10, File: OZS-2024-0026

PDC064-2025

1. That the report from Harjot Sra, Planner, Development Services, to the Planning and Development Committee Meeting of May 12, 2025, re: **Application to Amend the Zoning By-law, Mayfield Commercial Centre Ltd., Weston Consulting, 6029 Mayfield Road and 11903 Airport Road, east of Airport Road, south of Mayfield Road, Ward 10, File: OZS-2024-0026**, be received;

2. That the Application to Amend the Zoning By-law, Mayfield Commercial Centre Ltd. – Weston Consulting, File OZS-2024-0026, Ward 10, be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Planning Statement and conforms to the City's Official Plan for the reasons set out in the Planning Recommendation Report, dated April 17th, 2025;
3. That prior to advancing the Amending Zoning By-law to Council for enactment, clearance from the Region of Peel will be received in relation to the required Water and Wastewater Demand Table, or alternatively a Holding (H) Symbol will be used for this purpose; and
4. That the amendments to the Zoning By-Law, as generally attached as Attachment 13 to this report be adopted.

PDC065-2025

That the Minutes of the Active Transportation Advisory Committee meeting of April 8, 2025, Recommendations ATC007-2025 – ATC015-2025, to the Planning and Development Committee Meeting of May 12, 2025, be approved.

The recommendations were approved as follows:

ATC007-2025

That the agenda for the Active Transportation Advisory Committee Meeting of April 8, 2025, be approved, as published.

ATC008-2025

That the presentation from Cindy Evans, Citizen Member, re: **Gitty Up More Bums on Bikes**, to the Active Transportation Advisory Committee Meeting of April 8, 2025, be received.

ATC009-2025

That the presentation from Cindy Evans, Citizen Member, re: **Pedestrian Crossover on Torbram Road**, to the Active Transportation Advisory Committee Meeting of April 8, 2025, be received.

ATC010-2025

That the Presentation from Tyron Nimalakumar, Transportation Planner, Planning, Building and Growth Management and Sara Cullen, Transportation Planner, Planning Building and Growth Management re: **Latest Updates to the 2025 Work Plan and Bike Month Planning**, to the Active Transportation Advisory Committee Meeting of April 8, 2025, be received.

ATC011-2025

That the presentation from Steven Laidlaw, C0-Chair, re: **Brampton Active Transportation Infrastructure Winter Maintenance**, to the Active Transportation Advisory Committee Meeting of April 8, 2025, be received.

ATC012-2025

That the verbal update from Tyron Nimalakumar, Transportation Planner, Planning, Building and Growth Management, re: **Statistics from the Toronto Outdoor Adventure Show**, to the Active Transportation Advisory Committee Meeting of April 8, 2025, be received.

ATC013-2025

That the verbal update from Steve Laidlaw, Co-Chair, re: **The Toronto Bike Show and E-Bike Expo**, to the Active Transportation Advisory Committee Meeting of April 8, 2025, be received.

ATC014-2025

That the correspondence from David Laing, Brampton Resident, re: **Brampton Biosphere Eco-City**, to the Active Transportation Advisory Committee Meeting of April 8, 2025, be received.

ATC015-2025

That the Active Transportation Advisory Committee do now adjourn to meet again for a Regular Meeting on Tuesday, June 10, 2025, 7:00 p.m. or at the call of the Chair.

PDC066-2025

That the Minutes of the Brampton Heritage Board meeting of April 15, 2025, Recommendations HB008-2025 – HB0015-2025, to the Planning and Development Committee Meeting of May 12, 2025, be approved.

The recommendations were approved as follows:

HB008-2025

That the agenda for the Brampton Heritage Board Meeting of April 15, 2025, be amended:

To add:

6.2. Delegation by Peter Epler, Division Manager, Archaeologist Research Associates, re: City of Brampton Archaeological Management Plan (BRAMP)

Project Update
(See Item 10.1)

6.3. Delegation by Renji Abraham and Sudha Abraham, Brampton Residents, re: Consideration of Objection to Notice of Intention to Designate 18 River Road, under Part IV of the Ontario Heritage Act - Ward 6
(See Item 8.1)

HB009-2025

1. That the delegation from Zoe Sotirakos and Nick Bogaert, Development Manager and Associate Heritage Planner, re: **127 and 133 Main Street South - Repeal of Designation for 133 Main Street South**, to the Brampton Heritage Board Meeting of April 15, 2025, be received; and
2. That the matter be referred to staff for further consideration and a report back to Brampton Heritage Board on May 20, 2025.

HB010-2025

1. That the delegation by Peter Epler, Division Manager, Archaeological Research Associates Ltd, re: **Completion of the City of Brampton Archaeological Management Plan (BRAMP)** be received;
2. That the report by Charlton Carscallen, Principal Planner, Heritage, Integrated City Planning to the Brampton Heritage Board meeting of April 15, 2025, re: Completion of the City of Brampton Archaeological Management Plan (BRAMP), be received; and,
3. That Brampton Heritage Board receive the BRAMP for their review and include a discussion as an agenda item at the meeting on May 20, 2025, for consideration of next steps.

HB011-2025

1. That the delegation by Renji Abraham and Sudha Abraham, Brampton residents, to the Brampton Heritage Board meeting of April 15, 2025, re: **Consideration of Objection to Notice of Intention to Designate 18 River Road, under Part IV of the Ontario Heritage Act - Ward 6**, be received;
2. That the report by Arpita Jambekar, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board meeting of April 15, 2025, re: Recommendation Report for Consideration of Objection to Notice of Intention to Designate 18 River Road under Part IV of the Ontario Heritage Act – Ward 6, be received; and,

3. That the Brampton Heritage Board recommend that the City Council not withdraw the Notice of Intention to Designate and proceed with the designation process under Part IV of the Ontario Heritage Act.

HB012-2025

1. That the report by Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board meeting of March 18, 2025, re: Cultural Heritage Evaluation Report and Heritage Impact Assessment, 41- 45 Mill Street North and 32 - 34 Park Street – Ward 1, be received;
2. That the Cultural Heritage Evaluation Report and Heritage Impact Assessment, 41-45 Mill Street North and 32-34 Park Street dated February 18th, 2025 be deemed complete;
3. That the following recommendations as per the Cultural Heritage Evaluation Report, 41-45 Mill Street North and 32-34 Park Street be received:
 1. That the property at 43 Mill Street North be deemed to have met one criterion under O. Reg. 9/06 (criterion 2) for design/physical value, as the building is considered to exhibit atypically high craftsmanship, in the use of local clinker brick in a tight Flemish bond.
 2. That all five properties comprising the Site (41, 43, 45 Mill Street North and 32, 34 Park Street) and the adjacent listed property at 39 Mill Street North be deemed not to have met two or more O. Reg. 9/06 criteria. They are thus not considered candidates for designation under the Ontario Heritage Act.
4. That the following recommendations as per the Heritage Impact Assessment, 41-45 Mill Street North and 32-34 Park Street be received and followed:
 1. That the materiality of the new students residence building be compatible to the prevailing materiality of the buildings in the Nelson Street West Character area, specifically 40 and 44 Mill Street North.
 2. That a clinker brick pattern be incorporated on sections of the west and north elevations of the proposed building to recognize the identified cultural heritage attribute 43 Mill Street.
- That a landscape strategy be implemented along the Mill Street North elevation to respond to the residential character of the streetscape,

helping to further integrate the proposed building into the neighbourhood and mitigate its visual impact.

1. That a plaque be installed on or adjacent to the building on Mill Street North that commemorates the masonry treatment and its significance to the Arts and Crafts architectural style, specifically acknowledging the clinker brickwork as an historic design approach, and its use and significance in Brampton.
5. That the demolition of 41-45 Mill Street North and 32-34 Park Street is allowed to move forward. A scoped documentation and salvage plan for the clinker bricks should be prepared and accepted by Heritage Staff prior to the issuance of the demolition permit for 43 Mill Street North.

HB013-2025

1. That the report by Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board meeting of April 15, 2024, re: **Heritage Impact Assessment, 10300 Highway 50 – Ward 10**, be received;
2. That the Heritage Impact Assessment, 10300 Highway 50 dated December 12, 2024, be deemed complete;
3. That the following recommendations as per the Heritage Impact Assessment, 10300 Highway 50, to address the indirect impacts of the development on the adjacent listed property at 10192A Highway 50 be received and followed:
 1. To mitigate the potential impacts related to the disruption of the visual setting of the farmhouse from the surrounding rural agricultural landscape, it is recommended that a landscape plan is developed to include a planted buffer to screen the concrete wall from the heritage property. Where required, fencing must be complimentary and sympathetic to the heritage character of the subject property (e.g. black Clear View fence). Non-sympathetic fencing (e.g. chain link fence) must be avoided. A landscape plan developed by WSP is presented in Appendix C.
 2. To mitigate the potential vibration impacts resulting from nearby heavy traffic, grading, and construction activities, WSP recommends that a qualified vibration specialist be consulted to develop an appropriate vibration monitoring program to avoid or reduce impacts to the structure.

4. That Heritage Staff proceed with preparing a recommendation report for the designation of the property at 10192A Highway 50 under part IV of the Ontario Heritage Act.

HB014-2025

That the correspondence from Donna Ruttle, Resident to the Brampton Heritage Board meeting of April 15, 2025, re: **Historic Bovaird House Closure** be received.

HB015-2025

That the Brampton Heritage Board do now adjourn to meet again on Tuesday, May 20, 2025 at 7:00 p.m. or at the call of the Chair.

PDC067-2025

Whereas the Board of Directors at Credit Valley Conversation (CVC) approved the Credit Valley Trail Strategy in 2017;

Whereas the Credit Valley Trail Strategy aims to establish a 100-kilometre pathway through the Credit River Valley that spans Orangeville, Caledon, Halton Hills, Mississauga and Brampton;

Whereas within the City of Brampton, the Credit River Watershed runs from north-west Brampton to south-west Brampton; and

Whereas the CVC will be relying on its municipal partners to support the implementation of the Credit Valley Trail Strategy;

Therefore be it resolved:

That the City affirm support for the Credit Valley Trail Strategy and work with CVC to develop a workplan that identifies immediate candidate parcels along with lands suitable for longer-term inclusion in the trail strategy;

That the workplan include resources and costing to develop a land catalogue and a list of necessary future studies (such as surveys, appraisals or environmental assessments); and

That staff report back to Council before September 2025 with the workplan, including any immediate candidate parcels identified through a high-level desktop exercise.

PDC068-2025

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, May 26, 2025 at 1:00 p.m. or at the call of the Chair.

13. Unfinished Business

Nil

14. Correspondence

- 14.1 ^ Correspondence from Marc De Nardis, Gagnon Walker Domes re: Item 12.5 - Planning and Development Committee - Summary of Recommendations - May 12, 2025 - Item 6.1 - Recommendation PDC050-2025

Dealt with under Consent Resolution C103-2025

- 14.2 ^ Correspondence re: Information Report – Response to Delegations on Committee of Adjustment Fees

Dealt with under Consent Resolution C103-2025

15. Notices of Motion

Nil

16. Other Business/New Business

- 16.1 ^ Referred Matters List

Dealt with under Consent Resolution C103-2025

17. Public Question Period

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office or in person regarding any decisions made during the meeting.

No questions were put forward from members of the public.

18. By-laws

The following motion was considered.

C112-2025

Moved by City Councillor Power

Seconded by Regional Councillor Toor

That By-laws 81-2025 to 94-2025 inclusive, before Council at its Regular Meeting of May 14, 2025, be given the required number of readings, taken as read, and signed by the Mayor and City Clerk, and the Corporate Seal affixed thereto.

Carried

The by-laws were passed as follows.

By-law 81-2025 - To amend By-law 270-2004, as amended - The Biglieri Group Ltd, on behalf of 1000469464 Ontario Inc. - 0 Rollingwood Drive - Ward 4 (File: OZS-2024-0028)

See Planning and Development Committee Recommendation PDC025-2025 - February 24, 2025, approved by Council on February 26, 2025 pursuant to Resolution C048-2025

By-law 82-2025 - To adopt Amendment Number OP2023-270 to the Official Plan of the City of Brampton Planning Area - Candevcon Group Inc. - Siva Rama Kirshna Prasad Ari - 11038 The Gore Road - Ward 10 - File: OZS-2024-0004

See Planning and Development Committee Recommendation PDC040-2025 - April 7, 2025, approved by Council on April 9, 2025, pursuant to Resolution C077-2025

By-law 83-2025 - To amend Comprehensive Zoning By-law 270-2004, as amended - 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-2024-004

See Planning and Development Committee Recommendation PDC040-2025 - April 7, 2025, approved by Council on April 9, 2025, pursuant to Resolution C077-2025

By-law 84-2025 - To adopt Amendment Number OP2023-271 to the Official Plan of the City of Brampton Planning Area - 69 Bramalea Holdings Limited, Glenn Schnarr & Associates Inc. - 69 Bramalea Road - Ward 7 - File: OZS-2023-0020

See Planning and Development Committee Recommendation PDC041-2025 - April 7, 2025, approved by Council on April 9, 2025, pursuant to Resolution C077-2025

By-law 85-2025 - To amend Comprehensive Zoning By-law 270-2004, as amended - 69 Bramalea Holdings Limited, Glenn Schnarr & Associates Inc. - 69 Bramalea Road - Ward 7 - File: OZS-2023-0020

See Planning and Development Committee Recommendation PDC041-2025 - April 7, 2025, approved by Council on April 9, 2025, pursuant to Resolution C077-2025

By-law 86-2025 - To amend By-law 104-2018, the Unauthorized Parking By-law, as amended

See Item 12.3 - Committee of Council Recommendation CW169-2025 – May 7, 2025

By-law 87-2025 - To amend the Administrative Penalty By-Law 333-2013 – Parking, as amended

See Item 12.3 - Committee of Council Recommendation CW169-2025 – May 7, 2025

By-law 88-2025 - To prevent the application of part lot control to part of Registered Plan 43M-2176

By-Law 89-2025 - To accept and assume works in Registered Plan 43M-2110

By-law 90-2025 - To accept and assume works in Registered Plan 43M-2043

By-law 91-2025 - To accept and assume works in Registered Plan 43M-1936

By-law 92-2025 - To accept and assume works in Registered Plan 43M-2033

By-law 93-2025 - To Adopt Amendment Number OP 2023-072 - 2391057 Ontario Inc. – Gagnon Walker Domes Ltd. - 0 Father Tobin, 10819 and 10833 Bramalea Road - Ward 9

See Item 7.2 - Planning and Development Committee Summary of Recommendation PDC061-2025 – May 12, 2025

By-law 94-2025 - To Amend Comprehensive Zoning By-law 270-2004 -2391057 Ontario Inc. – Gagnon Walker Domes Ltd. - 0 Father Tobin, 10819 and 10833 Bramalea Road - Ward 9

See Item 7.2 - Planning and Development Committee Summary of Recommendation PDC061-2025 – May 12, 2025

- 18.1 By-law 81-2025 - To amend By-law 270-2004, as amended - The Biglieri Group Ltd, on behalf of 1000469464 Ontario Inc. - 0 Rollingwood Drive - Ward 4 (File: OZS-2024-0028)
- 18.2 By-law 82-2025 - To adopt Amendment Number OP2023-270 to the Official Plan of the City of Brampton Planning Area - Candevcon Group Inc. - Siva Rama Kirshna Prasad Ari - 11038 The Gore Road - Ward 10
- 18.3 By-law 83-2025 - To amend Comprehensive Zoning By-law 270-2004, as amended - Candevcon Group Inc. - Siva Rama Kirshna Prasad Ari - 11038 The Gore Road, North of Countryside Drive and west of The Gore Road - Ward 10
- 18.4 By-law 84-2025 - To adopt Amendment Number OP2023-271 to the Official Plan of the City of Brampton Planning Area - 69 Bramalea Holdings Limited, Glenn Schnarr & Associates Inc. - 69 Bramalea Road - Ward 7
- 18.5 By-law 85-2025 - To amend Comprehensive Zoning By-law 270-2004, as amended - 69 Bramalea Holdings Limited, Glenn Schnarr & Associates Inc. - 69 Bramalea Road - Ward 7
- 18.6 By-law 86-2025 - To amend By-law 104-2018, the Unauthorized Parking By-law, as amended
- 18.7 By-law 87-2025 - To amend the Administrative Penalty By-Law 333-2013 – Parking, as amended
- 18.8 By-law 88-2025 - To prevent the application of part lot control to part of Registered Plan 43M-2176
- 18.9 By-Law 89-2025 - To accept and assume works in Registered Plan 43M-2110 (By-law 81-2025)
- 18.10 By-law 90-2025 - To accept and assume works in Registered Plan 43M-2043
- 18.11 By-law 91-2025 - To accept and assume works in Registered Plan 43M-1936
- 18.12 By-law 92-2025 - To accept and assume works in Registered Plan 43M-2033
- 18.13 By-law 93-2025 - To Adopt Amendment Number OP 2023-072 - 2391057 Ontario Inc. – Gagnon Walker Domes Ltd. - 0 Father Tobin, 10819 and 10833 Bramalea Road - Ward 9
- 18.14 By-law 94-2025 - To Amend Comprehensive Zoning By-law 270-2004 -2391057 Ontario Inc. – Gagnon Walker Domes Ltd. - 0 Father Tobin, 10819 and 10833 Bramalea Road - Ward 9

19. Closed Session

Items 19.1, 19.3 and 19.4 were dealt with under Consent Resolution C103-2025, including the approval of open recommendations with respect to Item 19.4.

C113-2025

Moved by Regional Councillor Medeiros

Seconded by City Councillor Power

That Council proceed into Closed Session to discuss matters pertaining to the following:

19.2 Closed Session Minutes - Citizen Appointments Committee - April 30, 2025

19.5 Inaccessible Landlocked Property - Assessment Appeal

Open Meeting exception under Section 239 (2) (c) of the Municipal Act, 2001:

A proposed or pending acquisition or disposition of land by the municipality or local board

Carried

Note: In Open Session, Mayor Brown reported on matters considered in Closed Session, as follows.

19.2 – This item was considered in closed session and direction was given.

19.5 – This item was considered in closed session and direction was given

The following motion was considered in open session with respect to Item 19.4.

C114-2025

Moved by Regional Councillor Santos

Seconded by City Councillor Power

1. That the report from Medhanie Tekeste, Chief Information Officer, to the closed session City Council Meeting of May 14, 2025, re: **3 Year Information Technology Roadmap & 311 Technology Modernization**, be received;

2. That Council approve the 3-Year Information Technology Roadmap and 311 Technology Modernization Plan, and that, in alignment with the City's Capital Funding Strategy, IT projects be brought forward as capital requests by the respective requesting departments in the years outlined in the roadmap, for consideration by the Mayor through the annual budget process.

3. That Council approve the return of surplus capital funds totaling \$1,050,000, as detailed in Appendix 3; and

4. That Council approve a budget amendment and the establishment of a new capital project in the amount of \$1,050,000 for 311 Technology Modernization, with funding to be transferred from Reserve #4 – Asset R&R, resulting in no net impact to the City’s overall budget.

Carried

20. Confirming By-law

20.1 By-law 95-2025 – To confirm the proceedings of Council at its regular meeting held on May 14, 2025

The following motion was considered.

C115-2025

Moved by Regional Councillor Palleschi

Seconded by Regional Councillor Santos

That the following by-law before Council at its Regular Meeting of May 14, 2025, be given the required number of readings, taken as read, and signed by the Mayor and the City Clerk, and the Corporate Seal affixed thereto:

By-law 95-2025 – To confirm the proceedings of Council at its Regular Meeting held on May 14, 2025.

Carried

21. Adjournment

The following motion was considered.

C116-2025

Moved by Regional Councillor Toor

Seconded by Deputy Mayor Singh

That Council do now adjourn to meet again for a Regular Meeting of Council on Wednesday, May 28, 2025 at 9:30 a.m. or at the call of the Mayor.

Carried

P. Brown, Mayor

G. Scharback, City Clerk