



## Minutes

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

**Monday, May 12, 2025**

- Members Present:
- Regional Councillor M. Palleschi - Wards 2 and 6
  - Deputy Mayor H. Singh - Wards 9 and 10
  - Regional Councillor R. Santos - Wards 1 and 5
  - Regional Councillor P. Vicente - Wards 1 and 5
  - Regional Councillor N. Kaur Brar - Wards 2 and 6
  - Regional Councillor D. Keenan - Wards 3 and 4
  - Regional Councillor M. Medeiros - Wards 3 and 4
  - Regional Councillor G. Toor - Wards 9 and 10
  - City Councillor R. Power - Wards 7 and 8
- Staff Present:
- Steve Ganesh, Commissioner, Planning Building and Growth Management
  - Allan Parsons, Director, Development Services
  - Henrik Zbogor, Director, Integrated City Planning
  - Angelo Ambrico, Manager, Development Services
  - David Vanderberg, Manager, Planning Building and Economic Development
  - Neil Chadda, Planner, Integrated City Planning
  - Andrew Ramsammy, Planner, Development Services
  - Allyson Sander, Strategic Leader, Legislative Services
  - Rajvi Patel, Planner, Development Services
  - Harjot Sra, Planner, Development Services
  - Yinzhou Xiao, Principal Planner/Supervisor, Development Services
  - Raj Lamichhane, Planner, Development Services
  - Megan Fernandes, Planner, Development Services
  - Chinoye Sunny, Planner, Development Services
  - Genevieve Scharback, City Clerk
  - Tammi Jackson, Legislative Coordinator
  - Gagandeep Jaswal, Legislative Coordinator

**1. Call to Order**

The meeting was called to order at 7:01 p.m. and adjourned at 8:21 p.m.

As this Planning and Development Committee Meeting was conducted with electronic and in-person participation by Members of Council, the meeting started with calling the roll for attendance, as follows:

Members present during roll call: Regional Councillor Palleschi (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Medeiros, Regional Councillor Toor, and City Councillor Power.

Members absent during roll call: Regional Councillor Fortini (personal) and Mayor Brown (ex officio).

**2. Approval of Agenda**

**PDC048-2025**

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

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

The following motion was considered:

**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)

Carried

**5. General Delegations (5 Minutes Maximum)**

Nil

**6. Statutory Public Meeting**

6.1 File: City-initiated Report 2025-349 - Public Meeting

6.1.1 Staff Presentation by Neil Chadda, Planner, Integrated City Planning

6.1.2 Staff Report by Neil Chadda, Planner, Integrated City Planning

6.1.3 Delegations - Nil

6.1.4 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:

**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 Secondary Plan Review, Credit Valley Secondary Plan, Area 45, Wards 4 and 5, City File 2025-349, **be received**;
2. 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
3. That Planning **staff be directed to report back** to the Planning and Development Committee with the results of the Public Meeting and staff recommendations.

Carried

6.2 File: City-initiated Report 2025-324 - Public Meeting

6.2.1 Staff Presentation by Andrew Ramsammy, Planner, Development Services

6.2.2 Staff Report by Andrew Ramsammy, Planner, Development Services

### 6.2.3 Delegations

### 6.2.4 Correspondence

David VanderBerg, Manager, Development Services, presented an overview of the subject matter that included the purpose of the public meeting, a brief description of zoning, project background, engagement and outreach details, goals and details of the proposal, subject lands, major changes, simplifying and modernizing, impacts to Major Transit Station Areas, impacts to housing, parking, site exception zones, and next steps.

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

- Sylvia Roberts, Brampton Resident
- Kathleen McDermott, Brampton Resident
- Jackee McCann, Brampton Resident
- Teresa Bragado, Brampton Resident

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

- minimum lot area is too large
- certain properties are zoned to be 3 storeys but should be 4 storeys
- parking concerns
- improper planning
- safety concerns regarding setbacks from window wells
- increased size of garden suites will impact lot coverage
- enforcement and parking concerns
- will affected residents be informed of new parking guidelines and be provided opportunity for public input
- impact to front yard coverage for natural landscaping
- suggestion to facilitate communication of subject matter to public
- suggestion to consider impacts to property values

Staff responded to questions from Committee regarding public communications, and expressed intent to explore avenues of communication, including user

friendly guides and videos, to allow for better understanding of the subject matter by the public.

Registered delegate Gursewak Singh, King Consultants, on behalf of 1580610 Ontario Limited, was in attendance but withdrew their delegation.

The following motion was considered:

**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 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.

Carried

6.3 File: City-initiated Report 2025-332 - Public Meeting

- 6.3.1 Staff Presentation by Andrew Ramsammy, Planner, Development Services, and Allyson Sander, Strategic Leader, Project Management, Legislative Services
- 6.3.2 Staff Report by Andrew Ramsammy, Planner, Development Services, and Allyson Sander, Strategic Leader, Project Management, Legislative Services
- 6.3.3 Delegations - Nil
- 6.3.4 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:

**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**.

Carried

- 6.4 File: OZS-2025-0005 - Public Meeting
  - 6.4.1 Staff Presentation by Rajvi Patel, Planner, Development Services
  - 6.4.2 Delegations
  - 6.4.3 Correspondence

Rajvi Patel, 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 designation, zoning by-law amendment, key issues and considerations, and next steps.

Registered delegate, Joe Sousa, Brampton Resident, addressed Committee and proposed changes to the entrance and exit points of El Camino Way, due to parking and speed concerns.

The following motion was considered:

**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**.

Carried

6.5 File: OZS-2025-0018 - Public Meeting

6.5.1 Staff Presentation by Rajvi Patel, Planner, Development Services

6.5.2 Delegations

6.5.3 Correspondence

Rajvi Patel, Planner, Development Services, presented an overview of the application that included location overview, area context, site photos, development proposal, planning framework summary, official plan designation, Brampton plan designation, secondary plan designation, zoning by law, zoning by-law amendment, key issues and considerations, and next steps.

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

- Christina Cicconetti, Brampton Resident
- Pauline Thornham, Brampton Resident
- Daniel Dittburner, Brampton Resident

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

- traffic and safety concerns
- potential increase to wildlife road mortality and further loss of wildlife habitat
- proposed development area encroaches on wetland and woodland areas
- environmental degradation and disruption to natural wildlife movement
- reduced quality of life for local residents
- whether research been conducted with respect to the wetlands on the western side of the subject property as it appears that the lands will be reduced in size
  - is there a plan in place to restore it
- lack of a water balance study
- proposal will lead trucks to use roads not intended for truck use, such as Heartlake Road
- increased stormwater runoff and flooding which will further degrade water quality and increase harm to the surrounding ecosystem
- whether the environmental impact of this proposal been considered
- how the existing turtle overwintering habitat will be protected
- viability of development on the subject area

The following motion was considered:

**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**; and
  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.

Carried

## 6.6 File: OZS-2024-0026 - Public Meeting

### 6.6.1 Staff Presentation by Harjot Sra, Planner, Development Services

### 6.6.2 Delegations

### 6.6.3 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.

Registered delegate, Jenna Thibault, Weston Consulting, was in attendance but withdrew their delegation.

The following motion was considered:

**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**.

Carried

6.7 File: OZS-2025-0014 - Public Meeting

6.7.1 Staff Presentation by Yin Xiao, Planner, Development Services

6.7.2 Delegations - Nil

6.7.3 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:

**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 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**.

Carried

6.8 File: OZS-2025-0015 - Public Meeting

6.8.1 Staff Presentation by Raj Lamichhane, Planner, Development Services

6.8.2 Delegations - Nil

6.8.3 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:

**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**.

Carried

6.9 File: OZS-2025-0016 - Public Meeting

6.9.1 Staff Presentation by Raj Lamichhane, 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:

**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 Glen Schnarr and Associates Inc., 10344 Mississauga Road, Ward 6, File: OZS-2025-0016, **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 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**.

Carried

6.10 File: OZS-2025-0017 - Public Meeting

6.10.1 Staff Presentation by Raj Lamichhane, Planner, Development Services

6.10.2 Delegations - Nil

6.10.3 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:

**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**.

Carried

## **7. Planning Applications**

### **7.1 File: OZS-2023-0038**

#### **7.1.1 Staff Report by Megan Fernandes, Planner, Development Services**

#### **7.1.2 Delegations**

#### **7.1.3 Correspondence - Nil**

Registered delegate, Katherine Rauscher, MHBC Planning, was in attendance but withdrew their delegation.

The following motion was approved on consent:

### **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 Bylaw, 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**.

Carried

## 7.2 File: OZS-2024-0011

### 7.2.1 Staff Report by Harjot Sra, Planner, Development Services

### 7.2.2 Delegations

### 7.2.3 Correspondence - Nil

Registered delegates, Marc DeNardis and Michelle Harris, Gagnon Walker Domes Ltd., were in attendance but withdrew their delegation.

The following motion was approved on consent:

### **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, **bereceived**.

Carried

### 7.3 File: OZS-2024-0033

#### 7.3.1 Staff Report by Chinoye Sunny, Planner, Development Services

#### 7.3.2 Delegations - Nil

#### 7.3.3 Correspondence - Nil

The following motion was approved on consent:

#### **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** 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;
3. 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;

4. That the amendments to the Secondary Plan, generally in accordance with Attachment 12 attached to this report **be adopted**;
5. That the amendments to the Zoning By-law, generally in accordance with Attachment 13 attached to this report **be adopted**; and,
6. 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.

Carried

#### 7.4 File: OZS-2024-0001

##### 7.4.1 Staff Report by Samantha Dela Pena, Planner, Development Services

##### 7.4.2 Delegations - Nil

##### 7.4.3 Correspondence

The following motion was approved on consent:

#### **PDC063-2025**

1. That the staff 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-Laws submitted by Blackthorn Development Corporation on behalf of Mitra T. Kissoon, Daneshwar Kissoon & 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, is consistent with the Provincial Policy Statement, conforms to the Brampton Plan 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 support document is completed;

4. That the amendments to the Secondary Plan, generally in accordance with Attachment 14 attached to this report **be adopted**;
5. That the amendments to the Zoning By-law, generally in accordance with Attachment 15 attached to this report **be adopted**;
6. 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
7. 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. 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, to the Planning and Development Committee Meeting of May 12, 2025, **be received**.

Carried

#### 7.5 File: OZS-2024-0026

##### 7.5.1 Staff Report by Harjot Sra, Planner, Development Services

##### 7.5.2 Delegations - Nil

##### 7.5.3 Correspondence - Nil

The following motion was approved on consent:

#### **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 forenactment, **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**.

Carried

## 8. **Staff Reports**

Nil

## 9. **Committee Minutes**

### 9.1 Minutes - Active Transportation Advisory Committee - April 8, 2025

The following motion was approved on consent:

#### **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, CO-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.

Carried

#### 9.2 Minutes - Brampton Heritage Board - April 15, 2025

The following motion was approved on consent:

#### **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 18<sup>th</sup>, 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:
  - i. 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.
  - ii. 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:
  - i. 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.
  - ii. 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.
  - iii. 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.
  - iv. 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:
  - i. 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.

- ii. 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.

Carried

### **10. Other Business/New Business**

- 10.1 Discussion Item at the request of Regional Councillor Keenan, re: Credit Valley Conservation Trail and Natural Heritage Systems

The following motion was approved on consent:

#### **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.

**11. Referred/Deferred Matters**

Nil

**12. General Correspondence**

Nil

**13. Councillor Question Period**

Nil

**14. Public Question Period**

Christina Cicconetti, Brampton Resident, referenced Item 6.5 on the agenda, and inquired whether any consideration has been given as to how the proposed development will affect families and small children living in the area.

**15. Closed Session**

Nil

**16. Adjournment**

**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.

Carried

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Regional Councillor M. Palleschi, Chair