



## Minutes

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

**Monday, May 26, 2025**

- Members Present:
- Regional Councillor M. Palleschi - Wards 2 and 6
  - Deputy Mayor H. Singh - Wards 9 and 10
  - Regional Councillor R. Santos - Wards 1 and 5
  - Regional Councillor P. Vicente - Wards 1 and 5
  - Regional Councillor N. Kaur Brar - Wards 2 and 6
  - Regional Councillor D. Keenan - Wards 3 and 4
  - Regional Councillor M. Medeiros - Wards 3 and 4
  - Regional Councillor P. Fortini - Wards 7 and 8
  - City Councillor R. Power - Wards 7 and 8
- Staff Present:
- Allan Parsons, Director, Development Services
  - Henrik Zbogor, Director, Integrated City Planning
  - Angelo Ambrico, Acting Commissioner, Planning Building and Growth Management
  - David Vanderberg, Manager, Planning Building and Economic Development
  - Charlton Carscallen, Principal Planner/Supervisor, Integrated City Planning
  - Samantha DeLa Pena, Planner, Development Services
  - Chinoye Sunny, Planner, Development Services
  - Fernanda Duarte Peixoto Soares, Project Manager, Active Transportation, Integrated City Planning
  - Han Liu, Principal Urban Designer/Supervisor, Development Services
  - Arjun Singh, Planner, Development Services
  - Genevieve Scharback, City Clerk
  - Tammi Jackson, Legislative Coordinator
  - Gagandeep Jaswal, Legislative Coordinator
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**1. Call to Order**

The meeting was called to order at 1:01 p.m. and adjourned at 1:09 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 (arrived - 1:08 p.m.), Regional Councillor Fortini, and City Councillor Power.

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

**2. Approval of Agenda**

**PDC069-2025**

That the agenda for the Planning and Development Committee Meeting of May 26, 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, 8.1, 8.2, and 8.3)

The following motion was considered:

**PDC070-2025**

That the following items to the Planning and Development Committee Meeting of May 26, 2025, be approved as part of Consent:

7.1, 7.2, 8.1, 8.2, and 8.3

Carried

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

Nil

**6. Statutory Public Meetings**

Nil

**7. Planning Applications**

7.1 File: OZS-2024-0065

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

7.1.2 Delegations - Nil

7.1.3 Correspondence - Nil

The following motion was approved on consent:

**PDC071-2025**

1. That the report from Samantha Dela Pena, Planner, Development Services, to the Planning and Development Committee Meeting of May 26, 2025, re: Application to Amend the Official Plan and Zoning By-Law, and for a Draft Plan of Subdivision, West Humber River Developments Inc., KLM Planning Partners, 10350 The Gore Road, Ward 10, File: OZS-2024-0065, **be received**;
2. That the community vision and planning principles for the Gore Meadows Secondary Area (SP56) **be endorsed** by Council **and be adopted** as part of a future Secondary Plan Amendment;
3. That policies and development principles **be added** to the Gore Meadows Secondary Plan Area (SPA 56) **and brought forward** to a future Planning and Development Committee meeting, upon further review of the technical studies associated with the West Precinct Lands;
4. That Draft Plan of Subdivision submitted by KLM Planning Partners on behalf of West Humber River Developments Inc., File OZS-2024-0065, **be endorsed**, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement and conforms to the Official Plan, and for the reasons set out in this Planning Recommendation Report;
5. That the amendments to the Zoning By-law, generally in accordance with Attachment 14 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

7.2 File: OZS-2023-0004

7.2.1 Staff Report by Chinoye Sunny, Planner, Development Services

7.2.2 Delegations - Nil

7.2.3 Correspondence - Nil

The following motion was approved on consent:

**PDC072-2025**

1. That the report from Chinoye Sunny, Planner, Development Services, to the Planning and Development Committee Meeting of May 26, 2025, re: Application to Temporarily Amend the Zoning By-law, George Karathanassis, Glen Schnarr and Associates Inc., 9296 Highway 50, Ward 10, File: OZS-2023-0004, **be received**;
2. That the application for a Temporary Zoning By-law Amendment submitted by Glen Schnarr and Associates Inc., on behalf of George Karathanassis, **be approved** on the basis that it is consistent with the Provincial Policy Statement, and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That in accordance with the Planning Act, **Council supports the proposed temporary use for a period of up to three (3) years** from the date of adoption of the By-law included as Attachment 10 to this report;
4. That the amendments to the Zoning By-law, generally in accordance with the attached Attachment 10 to this report, **be adopted**; and
5. That **no further notice of public meeting be required** for the attached Zoning By-law Amendment as per Section 34(10.4) of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

8. **Staff Reports**

- 8.1 Staff Presentation and Report by Fernanda Duarte Peixoto Soares, Project Manager, Integrated City Planning, re: Active Transportation Master Plan Implementation - 2024/2025 Annual Report (All Wards)

The following motion was approved on consent:

**PDC073-2025**

1. That the presentation from Fernanda Duarte Peixoto Soares, Project Manager, Active Transportation, Integrated City Planning, to the Planning and Development Committee Meeting of May 26, 2025, re: Active Transportation Master Plan Implementation – 2024/2025 Annual Report (All Wards), **be received**; and
2. That the report from Fernanda Duarte Peixoto Soares, Project Manager, Active Transportation, Integrated City Planning, to the Planning and Development Committee Meeting of May 26, 2025, re: Active Transportation Master Plan Implementation – 2024/2025 Annual Report (All Wards), **be received**.

Carried

- 8.2 Staff Presentation and Report by Han Liu, Principal Urban Designer/Supervisor, Development Services, re: Urban Design Guidelines Update

The following motion was approved on consent:

**PDC074-2025**

1. That the presentation from Han Liu, Principal Urban Designer/Supervisor, Development Services, to the Planning and Development Committee Meeting of May 26, 2025, re: Urban Design Guidelines Update, **be received**; and
2. That the report from Han Liu, Principal Urban Designer/Supervisor, Development Services, to the Planning and Development Committee Meeting of May 26, 2025, re: Urban Design Guidelines Update, **be received**.

Carried

- 8.3 Staff Report by Arjun Singh, Planner, Development Services, re: Modifications to Growth Management Staging and Sequencing Strategy for Secondary Plan 47 - Sub Area 3A

The following motion was approved on consent:

**PDC075-2025**

1. That the report from Arjun Singh, Planner, Development Services, to the Planning and Development Committee Meeting of May 26, 2025, re: Modifications to Growth Management Staging and Sequencing Strategy for Secondary Plan 47 - Sub Area 3A, **be received**;
2. That **Council support staff recommendation** to approve the modification request to create Sub Area 3A – Phase 1 within the Growth Management Staging and Sequencing Strategy for Secondary Plan 47; and
3. That **staff be directed to continue to work with Corbett Land Strategies** to implement the changes to the Growth Management Staging and Sequencing Strategy for Secondary Plan 47 and make any required modifications to the Conditions of Draft Approval for both File: OZS-2023-0001 (Sheridan Capital Management) and File: OZS-2021-0047 (Emerald Castle Developments).

Carried

**9. Committee Minutes**

**9.1 Summary of Recommendations - Brampton Heritage Board - May 20, 2025**

Committee discussed recommendation HB018-2025.

Councillor Vicente proposed an amendment to the recommendation to remove the heritage resource at 10294 Heritage Road from the Heritage Registrar.

Councillor Vicente noted that the subject property only meets one of the nine categories that allow for heritage designation.

Staff commented that the Brampton Heritage Board did not agree to remove the designation at it's meeting held on May 20, 2025 and proposed instead for staff to report back on the matter to the June 2025 meeting of the Brampton Heritage Board, in order to review the Heritage Impact Assessment report for any further action.

The City Clerk noted that if this amended motion is passed, it will only begin the de-listing process.

The following motion was considered:

**PDC076-2025**

That the Summary of Recommendations of the Brampton Heritage Board meeting of May 20, 2025, Recommendations HB016-2025 – HB017-2025 and HB019-2025 – 24-2025, to the Planning and Development Committee Meeting of May 26, 2025, **be approved**; and

That Recommendation HB018-2025, **be approved**, as amended, as follows:

#### **HB018-2025**

1. That the delegation by Jason Aphonso, Partner, Glen Schnarr and Associates, on behalf of Bruce and Shirley Reed, to the Brampton Heritage Board meeting of May 20, 2025, re: Heritage Resource at 10294 Heritage Road be received; and,
2. Whereas the City of Brampton has signed a municipal housing pledge to meet 113,000 residential units by 2031;

Whereas the Heritage Heights Secondary Plan has a projected population of 134,000 people with approximately 50,000 housing units;

Whereas the current housing shortage in Brampton is a key driver to streamline development application processes to approve housing starts in Heritage Heights;

Whereas the Province of Ontario continues to pass legislation encouraging municipalities to streamline development approvals to build complete communities faster;

Whereas the Cultural Heritage Evaluation report prepared for 10294 Heritage Road concludes the subject property in it's entirety (including structures, buildings, etc.) does not meet the criteria for heritage designation;

Whereas adding additional layers of process to undertake a review of a heritage impact assessment for 10294 Heritage Road is not an effective use of time and staff resources given findings of the Cultural Heritage Evaluation Report;

Whereas the proposed development of the subject lands does not facilitate long term preservation or relocation of it's structures;

Now therefore it be resolved, that 10294 Heritage Road be delisted from the City's heritage register;

And further, that staff be directed to work with the applicant to process and approve necessary demolition permits for structures on 10294 Heritage Road at the appropriate time in the development approval process.

The recommendations were approved as follows:

#### **HB016-2025**

That the agenda for the Brampton Heritage Board Meeting of May 20, 2025, be approved as published and circulated.

#### **HB017-2025**

1. That the delegation by Jason Aphonso, Partner, Glen Schnarr and Associates, on behalf of Bruce and Shirley Reed, to the Brampton Heritage Board meeting of May 20, 2025, re: **Heritage Resource at 10294 Heritage Road** be received; and,
2. That the request to delist the heritage resource be referred to Council.

**Lost**

Co-Chair Steve Collie, Member Hunyan Irfan, Member Paul Willoughby, Regional Councillor Vicente

Yea (4)

Co-Chair Doug McLeod, Member Nick Craniotis, Member Roy de Lima, Member Dian Landurie, Member Sharon Goodfellow

Nay (5)

#### **HB018-2025**

1. That the delegation by Jason Aphonso, Partner, Glen Schnarr and Associates, on behalf of Bruce and Shirley Reed, to the Brampton Heritage Board meeting of May 20, 2025, re: Heritage Resource at 10294 Heritage Road be received; and,
2. Whereas the City of Brampton has signed a municipal housing pledge to meet 113,000 residential units by 2031;

Whereas the Heritage Heights Secondary Plan has a projected population of 134,000 people with approximately 50,000 housing units;

Whereas the current housing shortage in Brampton is a key driver to streamline development application processes to approve housing starts in Heritage Heights;



Whereas the Province of Ontario continues to pass legislation encouraging municipalities to streamline development approvals to build complete communities faster;

Whereas the Cultural Heritage Evaluation report prepared for 10294 Heritage Road concludes the subject property in it's entirety (including structures, buildings, etc.) does not meet the criteria for heritage designation;

Whereas adding additional layers of process to undertake a review of a heritage impact assessment for 10294 Heritage Road is not an effective use of time and staff resources given findings of the Cultural Heritage Evaluation Report;

Whereas the proposed development of the subject lands does not facilitate long term preservation or relocation of it's structures;

Now therefore it be resolved, that 10294 Heritage Road be delisted from the City's heritage register;

And further, that staff be directed to work with the applicant to process and approve necessary demolition permits for structures on 10294 Heritage Road at the appropriate time in the development approval process.

#### **HB019-2025**

1. That the report from Arpita Jambekar, Heritage Planner to the Brampton Heritage Board meeting of May 20, 2025, re: **Heritage Impact Assessment for 127, 133 & 133A Main Street South - Ward 3** be received;
2. That the Heritage Impact Assessment for 127, 133 & 133A Main Street South, by MHBC, dated April 2025 be received;
3. That following the recommendations of the Heritage Impact Assessment be followed to mitigate the substantial negative impacts associated with the removal of existing buildings:
  - i. That the proposed design be developed through incorporation of historic-inspired elements for the new development;
  - ii. That a Documentation and Salvage Report be prepared for each of the existing dwellings at 127 and 133 Main Street South per the City of Brampton Documentation and Salvage Report Terms of Reference prior to submission of any demolition permits for the properties;

- iii. That a Commemoration Plan be developed for the dwellings at 127 and 133 Main Street South, for documenting the history of the site and incorporation within the new development. Any proposed commemoration must include elements accessible from the public realm; and,
4. That the properties be maintained in good condition until such time the applicant is ready to apply for building permits for the new construction on the property.

#### **HB020-2025**

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning, dated May 9, 2025, to the Brampton Heritage Board meeting of May 20, 2025, re: **Report from Arpita Jambekar, Heritage Planner, re: Heritage Impact Assessment, 2305 Embleton Road – Ward 6**, be received;
2. That the Heritage Impact Assessment, 2305 Embleton Road, Brampton, prepared by Hobson Heritage, dated March 10, 2025 be deemed complete; and,
3. That based on the recommendations of the Heritage Impact Assessment, the proposed development will have no negative impacts on the adjacent cultural heritage resource and no mitigations measures are required.

#### **HB021-2025**

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board meeting of May 20, 2025, re: **Heritage Impact Assessment, 24 Alexander Street and Etobicoke Creek Diversion Channel and Bridges – Wards 1 & 3**, be received;
2. That the Heritage Impact Assessment, 24 Alexander Street and Etobicoke Creek Diversion Channel and Bridges dated May 2025 be deemed complete;
3. That the following recommendations per the Heritage Impact Assessment, 24 Alexander Street be received:
  1. Based on the current design, the former Central Public School building at 24 Alexander Street remains outside of the construction limits and therefore no impacts will be made to the identified Cultural Heritage Value or Interest (CHVI) of the property;

4. That the following recommendations as per the Heritage Impact Assessment, Etobicoke Creek Diversion Channel and Bridges be received and followed:
  1. The temporary removal of the stone cairn commemorating the construction of the original Channel is required due to anticipated impacts from the proposed construction. A conservation plan is recommended to address the temporary disassembly and relocation of the cairn.
  2. It is recommended that a commemoration plan be developed for the Diversion Channel and the three associated bridges: the Church Street Bridge, the Scott Street Bridge, and the Queen Street Bridge. This plan should expand upon the plaque and text on the existing cairn structure and provide a meaningful interpretation of the historical and cultural significance of the Diversion Channel and the bridges. Consistent with the BHB and Council recommendations for 30 James Street in April 2025, the final commemoration plan for the Etobicoke Creek Diversion Channel and Bridges will also contribute towards a cohesive commemoration program throughout the Riverwalk project, linking the north and south ends of the Channel as part of the larger wayfinding and landscaping plan;
5. That the demolition and construction work on the Etobicoke Creek Diversion Channel and Bridges can proceed. The Conservation Plan for the cairn should be reviewed and accepted by Heritage Staff prior to its removal/relocation. Likewise, the Commemoration Plan for the Channel and Bridges should be accepted by Heritage Staff prior to the approval of the final landscaping plan for the project.

#### **HB022-2025**

1. That the report from Johanna Keus, Assistant Heritage Planner; Integrated City Planning, to the Brampton Heritage Board meeting of May 20, 2025, re: **Heritage Permit and Heritage Grant Application, 27 Church Street East – Ward 1**, be received;
2. That the Heritage Permit application for 27 Church St. E. for the restoration, repair and cleaning of the red brick exterior cladding, as well as the replacement of the front porch steps be approved; and,
3. That the Designated Heritage Property Incentive Grant application for the restoration, repair and cleaning of the red brick exterior cladding, as well

as the replacement of the front porch steps for 27 Church St. E. be approved, to a maximum of \$10,000.00.

#### **HB023-2025**

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board meeting of May 20, 2025, re: **Documentation & Salvage Report and Commemoration Plan for 59 Elizabeth St N and Railroad Cultural Heritage Landscape – Ward 1**, be received;
2. That the Documentation and Salvage Report and Heritage Commemoration Plan for 59 Elizabeth St N and the Railroad Street CHL, by Stantec, dated April 23, 2025 be received; and,
3. That the following recommendations as per the Documentation and Salvage Report and Commemoration Plan by Stantec be followed:
  - i. That the land use history, construction details and photographic record of 59 Elizabeth and properties within the Railroad Cultural Heritage Landscape be documented;
  - ii. That the following materials from 59 Elizabeth St N and Railroad CHL are identified for salvage and possible commemoration:
    - i. Representative sample of bricks from the exterior walls of 59 Elizabeth Street North (approximately 1 wooden pallet's worth of material for the property),
    - ii. Potential plaster moldings located in Apartment One of 59 Elizabeth Street North (to be confirmed on site by demolition contractor),
    - iii. Clawfoot bathtub of 59 Elizabeth Street North,
    - iv. Cast iron radiators of 59 Elizabeth Street North, and
    - v. Representative samples of bricks from contributing properties located within the CHL (approximately 1 wooden pallet's worth of material per property);
  - iii. That a provision be made for transportation, of individually segregated bricks salvaged from the contributing properties at the Railroad Street CHL and 59 Elizabeth St N, to the City's storage yard at 82 Railroad Street, at the Tribute (Railroad Street) Limited expense.

- iv. That the outlined strategy for removal and storage methods in the Documentation and Salvage Report be followed by Tribute (Railroad Street) Limited; and
- v. That the following commemoration options be followed to offer a unique way to tell the story of the Study Area and maintain the historical connection of the Study area to the proposed development:
  - i. Interpretive Panels,
  - ii. Display of salvaged materials, and
  - iii. Graphic wrapping along the crash wall.

#### **HB024-2025**

That the Brampton Heritage Board do now adjourn to meet again on Tuesday, June 17, 2025, at 7:00 p.m.

Carried

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

Nil

#### **11. Referred/Deferred Matters**

Nil

#### **12. General Correspondence**

Nil

#### **13. Councillor Question Period**

Nil

#### **14. Public Question Period**

Nil

#### **15. Closed Session**

Nil

#### **16. Adjournment**

**PDC077-2025**

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on June 9, 2025, at 7:00 p.m. or at the call of the Chair.

Carried

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Regional Councillor M. Palleschi, Chair