



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, June 9, 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
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
Alex Sepe, Manager, Development Services
Mana Zavalat, Manager, Development Services
Charlton Carscallen, Principal Planner/Supervisor, Integrated City Planning
Chinoye Sunny, Planner, Development Services
Jan Salaya, 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 7:00 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 Fortini, Regional Councillor Toor (arrived - 7:07 p.m.), and City Councillor Power.

Members absent during roll call: Mayor Brown (ex officio).

2. Approval of Agenda

PDC078-2025

That the agenda for the Planning and Development Committee Meeting of June 9, 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.

(7.2 and 9.1)

The following motion was considered:

PDC079-2025

That the following items to the Planning and Development Committee Meeting of June 9, 2025, be approved as part of Consent:

7.2 and 9.1

Carried

5. General Delegations (5 Minutes Maximum)

Nil

6. Statutory Public Meeting

- 6.1 File: OZS-2025-0003 - Public Meeting
 - 6.1.1 Staff Presentation by Chinoye Sunny, Planner, Development Services
 - 6.1.2 Delegations - Nil
 - 6.1.3 Correspondence - Nil

In response to the Chair's query if anyone present would like to hear from the City planner on file, or delegate on this item, no one responded. No correspondence was received for this item. Therefore, the Chair proceeded to adjourn this public meeting item.

The following motion was considered:

PDC080-2025

That the presentation from Chinoye Sunny, Planner, Development Services, to the Planning and Development Committee Meeting of June 9, 2025, re: Application to Amend the Zoning By-law, AMB Amalco BP 1 and 3 Canco Inc., Mainline Planning Services Inc., south of Countryside Drive and west of Highway 50, Ward 10, File: OZS-2025-0003, **be received**.

Carried

- 6.2 File: OZS-2025-0013 - Public Meeting
 - 6.2.1 Staff Presentation by Jan Salaya, Planner, Development Services
 - 6.2.2 Delegations
 - 6.2.3 Correspondence - Nil

Jan Salaya, 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.

Marc DeNardis, Gagnon Walker Domes Ltd., presented an overview of the application that included subject site and context, transit routes, stations and terminals, surrounding development activity, architectural site plan and perspectives, angular plane analysis, Balmoral Drive tertiary plan, landscape concept plan, sustainability score, summary of application technical studies, reports and plans, and project vision and key considerations.

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

- Tanya Burkart, Brampton Resident
- Cheryl Craig, Brampton Resident
- Maisha Regis, Brampton Resident
- Brad Green, Brampton Resident
- James Thurston, Brampton Resident
- Deborah Trelese, Brampton Resident
- Bruce Cameron, Brampton Resident
- Shasa Vidal, Brampton Resident
- James Lenathen, Brampton Resident
- Beryl Ford, Brampton Resident
- Paritosh Maheshwari, Brampton Resident

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

- proposal will put current residents at risk of homelessness/displacement
- air quality and environmental concerns, including loss of mature trees
- negative economic impact
- safety and security concerns
- suggestion to provide strong rental replacement by-law or demolition conversion to protect tenants
- concerns surrounding offsite units
- lack of alternative affordable housing
- proposal will create parking and traffic issues, including reduction of bike lanes and increase in vehicular traffic
- inadequate consideration of the impacts of displacement of current school-going children

- the location proposed for this development is in an airport operating area, therefore height restrictions must be adhered to
- request for the City of Brampton to work with neighbouring cities in passing legislation to protect tenants displaced as a result of developments of a similar nature to the subject application
- increase to noise pollution
- proposed height of the development is not compatible with the existing characteristics of the area
- increase in population density will impact availability of and access to basic and emergency services

In response to Committee, staff noted that a recommendation report will be made available in approximately four months and will address matters brought forward by the public.

The following motion was considered:

PDC081-2025

1. That the presentation from Jan Salaya, Planner, Development Services, to the Planning and Development Committee Meeting of June 9, 2025, re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., c/o Balmoral Inc., 507 Balmoral Drive, Ward 7, File: OZS-2025-0013, **be received**; and
2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., c/o Balmoral Inc., 507 Balmoral Drive, Ward 7, File: OZS-2025-0013, to the Planning and Development Committee Meeting of June 9, 2025, **be received**:
 1. Tanya Burkart, Brampton Resident
 2. Cheryl Craig, Brampton Resident
 3. Maisha Regis, Brampton Resident
 4. Brad Green, Brampton Resident
 5. James Thurston, Brampton Resident
 6. Deborah Trelese, Brampton Resident
 7. Bruce Cameron, Brampton Resident
 8. Shasa Vidal, Brampton Resident

9. James Lenathen, Brampton Resident
10. Beryl Ford, Brampton Resident
11. Paritosh Maheshwari, Brampton Resident
12. Marc DeNardis, Gagnon Walker Domes Ltd.

Carried

7. **Planning Applications**

7.1 File: OZS-2025-0003

7.1.1 Staff Report by Chinoye Sunny, Planner, Development Services

7.1.2 Delegations - Nil

7.1.3 Correspondence - Nil

In response to the Chair's query if anyone present would like to hear from the City planner on file, or delegate on this item, no one responded. No correspondence was received for this item. Therefore, the Chair proceeded to adjourn this public meeting item.

The following motion was considered:

PDC082-2025

1. That the report from Chinoye Sunny, Planner, Development Services, to the Planning and Development Committee Meeting of June 9, 2025, re: Application to Amend the Zoning By-law, AMB Amalco BP 1 and 3 Canco Inc., Mainline Planning Services Inc., south of Countryside Drive and west of Highway 50, Ward 10, File: OZS-2025-0003, **be received**;
2. That the Application to Amend the Zoning By-law submitted by Mainline Planning Services Inc., on behalf of AMB Amalco BP 1 and 3 Canco, Inc., **be approved** 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 the amendments to the Zoning By-law, generally in accordance with Attachment 11 attached to this report **be adopted**; and,

4. 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-2024-0031

7.2.1 Staff Report by Saghar Massah, Planner, Development Services

7.2.2 Delegations - Nil

7.2.3 Correspondence - Nil

The following motion was approved on consent:

PDC083-2025

1. That the report from Saghar Massah, Planner, Development Services, to the Planning and Development Committee Meeting of June 9, 2025, re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., 840966 Ontario Ltd., 8331 Heritage Road, Ward 6, File: OZS-2024-0031, **be received**;
2. That the Application for an Amendment to the Official Plan and Zoning By-law submitted by Glen Schnarr and Associates Inc., on behalf of 840966 Ontario Ltd. (File: OZS-2024-0031), **be approved**, on the basis that it represents good planning, including that it is consistent with the Provincial Planning Statement, conforms to the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendment to the Official Plan generally in accordance with the attached Appendix 13 to this report **be adopted**;
4. That the amendment to the Zoning By-law, generally in accordance with the attached Appendix 14 to this report **be adopted**;
5. That prior to staff forwarding the enacting zoning by-law amendment to Council for approval, the Commissioner of Planning, Building and Growth Management is to be satisfied that **all cost sharing agreement obligations associated with the property are satisfied**, or alternatively that a Holding symbol be used for this purpose in the Zoning By-law,
6. That **no further notice or public meeting be required** for the attached Official Plan Amendment and Zoning By-law Amendment pursuant to

Section 22 (6), and 34 (10.4) of the Planning Act, R.S.O., as amended;
and

7. That the correspondence from Marc DeNardis, Gagnon Walker Domes Ltd., on behalf of Maple Lodge Farms Ltd., dated June 9, 2025, re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., 840966 Ontario Ltd., 8331 Heritage Road, Ward 6, File: OZS-2024-0031, to the Planning and Development Committee Meeting of June 9, 2025, **be received**.

Carried

8. **Staff Reports**

- 8.1 Staff Presentation and Report by Charlton Carscallen, Principal Planner/Supervisor, Integrated City Planning, and Rozella Johnston, Senior Advisor, Indigenous Liaison, re: Endorsement of the City of Brampton Archaeological Management Plan (BRAMP)

Charlton Carscallen, Principal Planner/Supervisor, Integrated City Planning, presented an overview of the subject matter that included staff acknowledgements, background information on the subject plan, purpose, and technical components. Details were provided regarding the Indigenous Consultation and Engagement Protocol, policies, procedures and implementation. A summary of the report and presentation were provided.

Chair Palleschi noted the importance of archaeological studies and the potential negative impacts of Bill 17. Chair Palleschi suggested staff to explore methods to potentially reduce/offset fees associated with findings imposed on landowners, such as grants or support from other levels of government.

Staff clarified common misconceptions around fees and noted that Bill 5 allows the Ministry more authority to ensure appropriateness of archaeological work and fair costs. Staff expressed the importance of keeping the community informed to avoid such misconceptions. Staff also noted that archaeological work is most often done to facilitate development.

In response to questions from Committee regarding involvement of other levels of government, staff noted that a licensed archaeologist must notify the Ministry of Citizenship and Multiculturalism prior to conducting work, and clarify next steps once the work is complete, allowing for greater Ministry oversight.

The following motion was considered:

PDC084-2025

1. That the presentation from Charlton Carscallen, Principal Planner/Supervisor, Integrated City Planning, and Rozella Johnston, Senior Advisor, Indigenous Liaison, to the Planning and Development Committee Meeting of June 9, 2025, re: Endorsement of the City of Brampton Archaeological Management Plan (BRAMP), **be received**;
2. That the report from Charlton Carscallen, Principal Planner/Supervisor, Integrated City Planning, and Rozella Johnston, Senior Advisor, Indigenous Liaison, to the Planning and Development Committee Meeting of June 9, 2025, re: Endorsement of the City of Brampton Archaeological Management Plan (BRAMP), **be received**;
3. That the City of Brampton Archaeological Management Plan (Attachment 1) **be endorsed** by Council;
4. That Council direct **staff to implement recommendations of the endorsed BRAMP**, as identified in Sections 7 and 8 of Attachment 1 to this report, which include:
 - i. Amending *Brampton Plan* to implement policy recommendations;
 - ii. Implementing the GIS mapping tools and associated procedures
 - iii. Implementing updates to the archaeological review process for development applications;
 - iv. Adopting the Emergency Protocol for the unexpected identification of archaeological resources or human remains;
 - v. Undertaking staff training and public outreach;
 - vi. Working with First Nations and Indigenous Communities (FNICs) to engage with provincial ministries and agencies regarding legislative gaps; and
 - vii. Adhering to and maintaining the Indigenous Consultation and Engagement Protocol, in coordination with the City's Equity Office; and
5. That Council direct **staff to prepare formal communications to be sent by Mayor and Council**, on behalf of the City of Brampton, to the participating FNICs notifying them of the endorsement of the BRAMP and that the City will continue to engage through implementation and future reviews of the BRAMP.

Carried

9. Committee Minutes

9.1 Minutes - Brampton Heritage Board - May 20, 2025

The following motion was approved on consent:

PDC085-2025

That the Minutes of the Brampton Heritage Board meeting of May 20, 2025, to the Planning and Development Committee Meeting of June 9, 2025, **be received.**

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

PDC086-2025

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

Carried

Regional Councillor M. Palleschi, Chair