



## Minutes

### City Council

#### The Corporation of the City of Brampton

**Wednesday, December 10, 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  
Bill Boyes, Commissioner, Community Services  
Steve Ganesh, Commissioner, Planning, Building and Growth  
Management  
Laura Johnston, Commissioner, Legislative Services  
Peter Pilateris, Commissioner, Public Works and Engineering  
Jason Tamming, Acting Commissioner, Corporate Support  
Services  
Heidi Dempster, General Manager, Brampton Transit  
Steven Ross, Acting City Solicitor, Legislative Services  
Genevieve Scharback, City Clerk  
Tammi Jackson, Legislative Coordinator  
Sonya Pacheco, Legislative Coordinator

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1. **Call to Order**

The meeting was called to order at 9:31 a.m. and recessed at 11:22 a.m. Council moved into Closed Session at 11:33 p.m., recessed at 12:34 p.m., reconvened in Open Session at 1:00 p.m. and adjourned at 1:02 p.m.

2. **Approval of Agenda**

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

The following motion was considered.

**C260-2025**

Moved by Deputy Mayor Singh

Seconded by Regional Councillor Keenan

That the agenda for the Council Meeting of December 10, 2025, be approved as amended, as follows:

**To vary the order** to deal with Item 7.2 before Item 7.1.

**To add:**

16.2 Discussion Item at the request of Regional Councillor Keenan, re: Christian Heritage Month

19.9 Closed Session Discussion at the request of Regional Councillor Vicente, re: Item 14.1 – Correspondence from Downtown Brampton Business Improvement Area

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

Personal matters about an identifiable individual, including municipal or local board employees

Carried

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

Nil

**4. Adoption of the Minutes**

4.1 Minutes - City Council - Regular Meeting - November 19, 2025

The following motion was considered.

**C261-2025**

Moved by Deputy Mayor Singh

Seconded by Regional Councillor Keenan

That the **Minutes of the Regular Council Meeting of November 19, 2025**, to the Council Meeting of December 10, 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: 10.3.1, 10.3.2, 12.1, 12.4, 12.5, 14.2, 16.1, 19.1, 19.2, 19.3, 19.4, 19.5

The following motion was considered.

**C262-2025**

Moved by Deputy Mayor Singh

Seconded by Regional Councillor Keenan

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: **10.3.1, 10.3.2, 12.1, 12.4, 12.5, 14.2, 16.1, 19.1, 19.2, 19.3, 19.4, 19.5:**

**10.3.1**

1. That the report from Austin Sagala, Manager, Network and Telecommunications, Information Technology, Corporate Support Services, to the Council Meeting of December 10, 2025, re: **Request to Begin Procurement - Public Sector Network (PSN)**, be received; and

2. That the Purchasing Agent is authorized to proceed to procurement for the Public Sector Network (PSN) construction, emergency repairs, fibre splicing and inspections, wireless (Co-operative Procurement with the Region of Peel, City of Mississauga, and Town of Caledon) for a two-year period in cooperation with the Region of Peel.

### **10.3.2**

1. That the report by Jose Nunes, Manager, Cloud and Platform Services, Information Technology, Corporate Support Services, to the Council Meeting of December 10, 2025, re: **Request to Begin Procurement – Supply of VMWare Subscription Software Licensing, Maintenance and Support Services for a Five (5) Year Period**, be received; and
2. That the Purchasing Agent be authorized to commence the procurement of VMWare Subscription Licensing and Maintenance and Support Services for a Five (5) Year Period.

### **12.1**

That the **Minutes of the Committee of Council Meeting of November 12, 2025**, to the Council Meeting of December 10, 2025, be received.

### **12.4**

1. That the **Minutes of the Audit Committee Meeting of December 2, 2025**, to the Council Meeting of December 10, 2025, be received; and,
2. That Recommendations AU030-2025 to AU039-2025 be approved as outlined in the minutes.

### **12.5**

1. That the **Minutes of the Brampton Sports Hall of Fame Committee Meeting of December 4, 2025**, to the Council Meeting of December 10, 2025, be received; and,
2. That Recommendations SHF016-2025 to SHF019-2025 be approved as outlined in the minutes.

### **14.2**

That the following correspondence to the Council Meeting of December 10, 2025, re: **Supplementary Staff Report: New Comprehensive Zoning By-law, Urban Design Guidelines, and Driveway Standards 1391057 Ontario Inc.**, be received:

1. Marc De Nardis, Planning Associate, Gagnon Walker Domes, on behalf of 2391057 Ontario Inc.
2. Marc De Nardis, Planning Associate, Gagnon Walker Domes, on behalf of 2766321 Ontario Inc.
3. Marc De Nardis, Planning Associate, Gagnon Walker Domes, on behalf of Balmoral Inc.
4. Lee English, Borden Ladner Gervais, on behalf of Soneil Mississauga Inc. and Soneil Oakville Inc.

## **16.1**

That the Referred Matters List, to the Council Meeting of December 10, 2025, be acknowledged.

## **19.1, 19.2, 19.3, 19.4**

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

19.1 Closed Session Minutes - City Council - November 19, 2025

19.2 Closed Session Minutes - Committee of Council - November 26, 2025

19.3 Closed Session Minutes - Audit Committee - December 2, 2025

19.4 Closed Session Minutes - Sports Hall of Fame Committee - December 4, 2025

## **19.5**

That the following Closed Session item be acknowledged and the directions therein be deemed given:

19.5 Revenue Generating Messaging Opportunities

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

A trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value; 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.

Carried

See Resolution C275-2025 with respect to Item 19.5.

Note: Later in the meeting on a two-thirds majority vote to reopen the question, the consent motion was reopened and Item 19.7 was removed from consent.

**6. Announcements (2 minutes maximum)**

6.1 Announcement - Sarbat Da Bhala Gurburb Radiothon

Council Sponsor: Deputy Mayor Singh

Deputy Mayor Singh introduced and thanked the delegations for their volunteerism and contributions to the Brampton community, and highlighted their fundraising efforts for Brampton's second hospital.

Ken Mayhew, President and CEO, William Osler Health System Foundation, highlighted the success of the Sarbat Da Bhala Gurburb Radiothon and thanked the volunteers for their efforts. He acknowledged the health care emergency in Brampton and the need for more bed capacity and added that phase two of the Peel Memorial Centre for Integrated Health and Wellness is a provincial priority and significant construction activity will take place in 2026.

Kulwinder Chhina (South Asian Voice) provided an overview of the Sarbat Da Bhala Gurburb Radiothon and acknowledged several individuals for their role in the Radiothon.

Mayor Brown thanked the volunteers for their efforts and contributions to the local share for Brampton's second hospital.

6.2 Announcement - 2025 Accessibility Awards

Council Sponsor: Councillor Power

Sylvia Ingham, Accessibility Coordinator, provided an overview of the Accessibility Awards and announced and congratulated the winners and participants for 2025.

6.3 Proclamation:

a) Christian Heritage Month - December 2025

Regional Councillor Vicente acknowledged and read the proclamation for Christian Heritage Month, and Mayor Brown highlighted the flag raising event and reception at the Rose Theatre.

See Item 16.2 - Resolution C272-2025

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

7.1 Possible Delegations, re: Notice of the Intention to Amend Residential Rental Licensing By-law 216-2023, as amended

Public Notice regarding this item was published on the City's website on December 4, 2025.

(See By-law Item 18.7)

There were no delegations present to address Council regarding this matter.

7.2 Delegation from Nick Milinovich, Deputy Chief of Investigative and Emergency Services Command, and Marc Andrews, Deputy Chief of Community Policing Operations Command, Peel Regional Police, re: Protecting Our Community - Current State of Extortions

Mayor Brown introduced Deputy Chief Milinovich and highlighted his expertise and leadership on the issue of extortions in Peel Region and across Canada. In addition, the Mayor thanked Peel Regional Police for their role in having the Bishnoi Gang listed as a terrorist entity under the Criminal Code by the Federal Government.

Nick Milinovich, Deputy Chief of Investigative and Emergency Services Command, and Marc Andrews, Deputy Chief of Community Policing Operations Command, Peel Regional Police, provided a presentation titled "Protecting Our Community: Addressing Extortions in Peel Region".

Committee discussion on this matter included the following:

- Escalation of extortion threats in the City of Brampton and Peel Region
- Impact of extortion threats on residents
- The need to advocate for federal and provincial funding to address this issue
- Rate of extortions in Brampton
- Progress on Peel Regional Police access to the municipal camera system
- Cooperation with federal and provincial partners
- Importance of reporting incidents of extortion to Peel Regional Police
- The need for more provincial support on this issue

The following motion was considered.

**C263-2025**

Moved by Deputy Mayor Singh  
Seconded by Regional Councillor Toor

That the delegation from Nick Milinovich, Deputy Chief of Investigative and Emergency Services Command, and Marc Andrews, Deputy Chief of Community Policing Operations Command, Peel Regional Police, to the Council Meeting of December 10, 2025, re: **Protecting Our Community - Current State of Extorsions**, be received.

Carried

See Item 8.1 – Council Resolutions C265-2025 and C266-2025.

7.3 Delegations re: Balmoral Inc. c/o Gagnon Walker Domes Ltd., 507 Balmoral Drive, Ward 7, File: OZS-20205-0013

Tanya Burkart, Brampton Resident, addressed Committee regarding the need to build more affordable housing, the purpose of rental replacement by-laws to protect tenants, potential impact of approving the 507 Balmoral Drive development plan prior to passing a rental replacement by-law, and the importance of building responsibly and taking care of displaced residents.

Kyle Hulme, Chief Operating Officer, Lankin Investments, responded to questions from Committee regarding the following:

- The plan and timelines for the 507 Balmoral Drive development
- Services and supports that may be provided to tenants on a case-by-case basis, including relocation services
- Concerns regarding the current condition of the building and units (e.g. lack of heat, leaking pipes and radiators, mold and mildew, visitor parking fees, out-of-service elevator, etc.) and maintaining minimum standards
  - Mr. Hulme advised that the concerns raised would be investigated.

The following motion was considered.

**C264-2025**

Moved by City Councillor Power  
Seconded by Regional Councillor Fortini

That the following delegations to the Council Meeting of December 10, 2025, re: **Balmoral Inc. c/o Gagnon Walker Domes Ltd., 507 Balmoral Drive, Ward 7, File: OZS-20205-0013**, be received.

1. Kyle Hulme, Chief Operating Officer, Lankin Investments
2. Tanya Burkart, Brampton Resident

Carried

See Items 12.3, 18.1 and 18.2 - Council Resolutions C271-2025 and C273-2025.

**8. Government Relations Matters**

8.1 Staff Update re: Government Relations Matters

See Item 7.2 – Council Resolution C263-2025.

Subsequent to Delegation Item 7.2, the following motions were considered.

**C265-2025**

Moved by Regional Councillor Toor  
Seconded by City Councillor Power

That the staff update re: **Government Relations Matters**, to the Council Meeting of December 10, 2025, be received.

Carried

**C266-2025**

Moved by Deputy Mayor Singh  
Seconded by Mayor Patrick Brown

WHEREAS, extortion is rapidly increasing in Canada, driven by transnational criminal networks and digital intimidation tactics.

WHEREAS, small businesses and vulnerable communities are frequent targets, with threats of violence or property damage used to extract payments quickly and with low investigative risk.

WHEREAS, on November 28, 2025, the Government of Canada announced that, in collaboration with the B.C. Government, to better target organized crime tied to drugs and cross-border movement, the government is launching a new Regional Integrated Drug Enforcement Team (RIDET). It will receive \$4 million over four years under the federal border plan.

WHEREAS, the Government of Canada further announced that the federal and provincial governments are committing \$1 million to support victims of extortion, with an additional \$500,000 going to B.C. police agencies for victim safety planning, outreach and protective equipment.

WHEREAS, Peel Region's extortion rates meet or exceed those in B.C., with 319 reports in 2023, 490 reports in 2024 (53.6% increase) and 436 reports from January 1-November 30, 2025.

WHEREAS, the Region of Peel faces one of the highest volumes of extortion in Canada, with a significant community impact.

WHEREAS, on September 29, 2025, the Honourable Gary Anandasangaree, Minister of Public Safety, announced that the Government of Canada has listed the Bishnoi Gang, a transnational criminal organization, as a terrorist entity under the Criminal Code.

WHEREAS, the Bishnoi Gang engages in murder, shootings, arson, and generates terror through extortion and intimidation.

WHEREAS, the Bishnoi gang is active in areas with significant diaspora communities.

WHEREAS, the City of Brampton and Region of Peel have one of the largest diaspora communities in Canada.

WHEREAS, Peel Regional Police have confirmed that the Bishnoi Gang has been responsible for numerous crimes and extortion in the Peel Region.

WHEREAS, advanced investigative capacity is resource-intensive and unsustainable at the municipal level.

WHEREAS, Peel Regional Police's efforts are constrained by a lack of authority for border, immigration, and international intelligence operations.

WHEREAS, the City of Brampton requires support from both the federal and provincial governments to help address this issue, as recognized in B.C.

WHEREAS, the federal funding model in B.C. sets a precedent for national equity: funding should follow crime severity, not geography.

WHEREAS, the Region of Peel's rates justify eligibility for federal task-force funding and victim support.

Therefore, be it resolved:

1. That a copy of this motion be shared with the Prime Minister, Minister of Public Safety, Premier Ford and the Ontario Solicitor General.
2. That the Mayor send a letter to the Prime Minister and the Minister of Public Safety requesting that the federal government:
  - a. Extend dedicated extortion task-force funding to the Region of Peel, mirroring B.C.'s model.

- b. Provide targeted victim-support and community outreach funding.
  - c. Establish formal intelligence-sharing frameworks for coordinated disruption of transnational networks.
3. That the Mayor send a letter to Premier Doug Ford and the Ontario Solicitor General requesting that the province work with the Government of Canada to establish a dedicated victim support fund, mirroring the funding model in B.C.

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: Amendments to Administrative Penalty System Penalties

Council discussion on this matter included the following:

- Rationale for the proposed increases to Administrative Penalty fines
- Efforts to increase compliance and safety
- Costs associated with enforcement response and building and fire code inspections
- Benchmarking with other municipalities
- Improvements in the level of compliance
- The need to ensure offenders pay the costs associated with enforcement response and inspections
- The need for robust communications to inform the public of the increased fines
- Clarification regarding on-street and sidewalk obstruction offenses during a snow event

Steven Ross, Deputy City Solicitor, advised that an amendment is required to By-law Items 18.16 and 18.17 to include an effective date of January 1, 2026.

The following motion was considered.

**C267-2025**

Moved by Regional Councillor Keenan

Seconded by Regional Councillor Santos

1. That the report from Robert Higgs, Director, Enforcement and By-law Services, Legislative Services, to the Council Meeting of December 10, 2025, re: **Amendments to Administrative Penalty System Penalties**, be received; and
2. That the by-law to amend By-law 233-2013 be enacted; and,
3. That the by-law to amend By-law 218-2019 be enacted.

Carried

10.3 Corporate Support Services

10.3.1 ^ Staff Report re: Request to Begin Procurement - Public Sector Network (PSN)

**Dealt with under Consent Resolution C262-2025**

10.3.2 ^ Staff Report re: Request to Begin Procurement - Supply of VMWare Subscription Software Licensing, Maintenance and Support for a Five (5) Year Period

**Dealt with under Consent Resolution C262-2025**

10.4 Planning and Economic Development

Nil

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 Meeting - November 12, 2025

**Dealt with under Consent Resolution C262-2025**

12.2 Minutes - Committee of Council - November 26, 2025

Regional Councillor Medeiros outlined his position with respect to Recommendation CW416-2025 and requested that this recommendation be extracted and a recorded vote be taken.

The motion was considered as follows.

**C268-2025**

Moved by Regional Councillor Medeiros

That the Chief Administrative Officer be delegated authority to execute a long-term lease agreement, and any other documents necessary, between The Corporation of the City of Brampton, as landlord, and the Regional Municipality of Peel, as tenant, on terms and conditions as directed by Council and otherwise acceptable to the Senior Manager, Realty Services, and in a form acceptable to the City Solicitor or designate.

A recorded vote was requested and carried as follows:

Yea (8): Mayor Patrick Brown, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Kaur Brar, Regional Councillor Palleschi, Regional Councillor Keenan, Regional Councillor Toor, and City Councillor Power

Nay (2): Regional Councillor Medeiros, and Regional Councillor Fortini

Absent (1): Deputy Mayor Singh

Carried (8 to 2)

Regional Councillor Toor outlined his position with respect to Recommendation CW412-2025 and requested that this recommendation be extracted and a recorded vote be taken. In addition, the Councillor raised concerns regarding the communication of this recommendation on the City's website prior to receiving Council approval and requested that staff report back on this matter at the next Council meeting.

The motion was considered as follows.

**C269-2025**

Moved by Regional Councillor Toor

Whereas the Province of Ontario has enabled Additional Residential Units (ARUs) as-of-right across municipalities, imposing significant enforcement and regulatory responsibilities on local governments without commensurate funding to support Building, Fire Prevention, and By-law Enforcement functions;

Whereas the City recognizes that ARUs contribute to housing affordability, but affirms that affordability must never come at the expense of life-safety, Fire Code and Building Code compliance, or community well-being;

Whereas enabling ARUs as-of-right has resulted in forced growth and at times unpermitted and unsafe construction, creating increased demands for oversight and placing significant pressure on municipal capacity to proactively identify and mitigate life-safety risks;

Whereas unlicensed ARUs and absentee landlords throughout the city continue to pose significant risks to resident safety, housing quality, and neighbourhood well-being;

Whereas the City continues to invest within its financial means in tools such as the Residential Rental Licensing (RRL) Pilot Program, launched in January 2024 and updated through the enhanced framework presented to Committee of Council on November 26, and in proactive enforcement initiatives to address the unintended consequences of rapid ARU growth, including illegal construction, fire-safety violations, parking pressures, and property-standards concerns;

Whereas the City of Brampton has a long history of advocating for sustainable, long-term provincial and federal funding to ensure adequate municipal resources are in place to support ARU-related legislation, and has consistently advocated

for improvements to the Landlord and Tenant Board to reduce backlogs and improve adjudication timelines;

Whereas the City of Brampton currently has approximately 28,254 registered ARUs across all wards and an additional 4,257 proposed ARUs city-wide, resulting in substantial service demands on Building, Fire Prevention, Property Standards, and Enforcement divisions;

Whereas as a result of inspections conducted under the RRL Pilot Program, an additional 869 properties have been brought into compliance with by-law requirements, and 789 properties brought into compliance with Fire Code requirement, demonstrating the effectiveness of the program in making rental housing safer for residents;

Whereas any expansion of the RRL Program will require new resources, including Fire Prevention Officers, Building Inspectors, and Property Standards Officers, to support compliance monitoring, life-safety inspections, and complaint response, particularly as a city-wide rollout would more than double the number of ARUs subject to oversight compared to the current pilot area;

Whereas the Ontario Building Code places responsibility on property owners to obtain permits, follow approved plans, and request mandatory inspections, and the Building Code Act, 1992 restricts municipal entry into dwelling units without consent, a warrant, or immediate danger, limiting the City's ability to proactively verify compliance or detect unpermitted construction;

Whereas the City of London adopted bedroom limits under an Interim Control By-law, including a maximum of two bedrooms per ARU, gross floor area limits, and caps on the total number of bedrooms per property, to manage intensity and safety concerns; and,

Whereas the real estate industry has a critical role in verifying legality before marketing, selling, or leasing dwelling units, and the Real Estate Council of Ontario (RECO) has authority under TRESA to investigate and discipline realtors for false, misleading, or deceptive advertising, including the misrepresentation of unpermitted or illegal ARUs as legal rental units.

Now Therefore Be It Resolved:

1. That the Residential Rental Licensing (RRL) Program be expanded to all wards in the City of Brampton, with implementation commencing in 2026 following the established phased model, in consultation with the area ward councillors.
2. That staff report back to Council on the resource and staffing needs required to support the city-wide expansion of the RRL Program, including budget

requirements for Fire Prevention, Building, Enforcement, and any supporting functions and resources.

3. That the Province of Ontario and the Government of Canada be requested to provide dedicated, long-term funding to support municipal Fire Prevention, Building Code compliance, and By-law Enforcement functions associated with increasing ARU-related responsibilities transferred to municipalities through provincial legislation, to mitigate life-safety risks and support safe, healthy, and livable communities.
4. That the Province of Ontario be requested to amend the Building Code Act, 1992 and associated regulations to modernize municipal authorities for inspecting ARUs that parallel authorities for institutional, commercial, and industrial permits, recognizing that ARUs operate as businesses with elevated life-safety risks, including providing Building Officials with conditional authority to enter dwelling units without a warrant for the purpose of verifying Building Code compliance when a permit has been applied for or issued, or where there are reasonable grounds to believe a change of use has occurred without a permit, and establishing an Administrative Monetary Penalty framework for Building Code violations.
5. That staff assess the applicability of ARU bedroom limits, like those adopted by the City of London, as a tool to support life-safety, manage intensity, and address property-standards impacts, and report back with recommended approaches.
6. That the City of Brampton continue to request the Province of Ontario and Tribunals Ontario to prioritize reducing adjudication backlogs at the Landlord and Tenant Board to support timely resolution of rental disputes and safe, compliant housing.
7. That staff continue to inform the Ontario Real Estate Association and the Brampton Real Estate Board of the City's RRL and related program requirements, advise the Real Estate Council of Ontario (RECO) of concerns regarding the marketing of unregistered or illegal ARUs, and request that RECO reinforce compliance expectations regarding accurate disclosure of ARU status; and
8. That a letter outlining the advocacy positions and requests contained in this motion, the related staff report and RRL Task-Force presentation, together with a copy of the motion, be sent to the Minister of Municipal Affairs and Housing, all Brampton-area Members of Provincial Parliament, and the Association of Municipalities of Ontario (AMO).

A recorded vote was requested and carried as follows:

Yea (9): Mayor Patrick Brown, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Palleschi, Regional Councillor Keenan, Regional Councillor Medeiros, Regional Councillor Fortini, City Councillor Power, and Deputy Mayor Singh

Nay (1): Regional Councillor Toor

Absent (1): Regional Councillor Kaur Brar

Carried (9 to 1)

The following motion was considered.

**C270-2025**

Moved by Regional Councillor Vicente

Seconded by City Councillor Power

1. That the **Minutes of the Committee of Committee Meeting of November 26, 2025**, to the Council Meeting of December 10, 2025, be received; and,
2. That Recommendations CW374-2025 to CW411-2025, and CW413-2025 to CW415-2025, and CW417-2025 be approved as outlined in the minutes.

Carried

The recommendations were approved as follows:

**CW374-2025**

That the agenda for the Committee of Council Meeting of November 26, 2025 be approved, as amended, as follows:

**To add:**

9.3.1 Discussion Item at the request of Regional Councillor Palleschi re: City Hall Elevators

15.4 Discussion Item - Siemens Property

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

Litigation or potential litigation, including matters before administrative tribunals, affecting 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.

**To withdraw:**

10.1.1 Staff Presentation re: Asset Lifecycle Renewal Update

10.2.1 Staff Report re: Asset Renewal Lifecycle Update

**CW375-2025**

That the following items to the Committee of Council Meeting of November 26, 2025 be approved as part of Consent:

**7.1, 9.2.1, 9.2.2, 9.2.3, 9.2.4, 9.2.6, 9.2.8, 10.2.3, 10.2.5, 10.2.6, 10.2.8, 10.3.1, 10.3.2, 11.2.1, 11.3.1, 12.2.1, 12.2.2, 12.2.3, 13**

**CW376-2025**

That the delegation from Daniyah Flynn, Co-founder and Principal, Noon Academy, to the Committee of Council Meeting of November 26, 2025, re: **Surplus Declaration of Lands Located at 8 Rutherford Road South Brampton (PIN 14032-0175 (LT)) – Ward 3**, be received.

**CW377-2025**

That the delegation from Manohar Singh Bal, Secretary, Gurdwara Guru Nanak Mission Centre, to the Committee of Council Meeting of November 26, 2025, re: **Community Safety and Well-Being**, be received.

**CW378-2025**

That the delegation from Rocky Parejo, Head Coach/Studio Manager, to the Committee of Council Meeting of November 26, 2025, re: **Fitness Ambassador of the City of Brampton**, be received.

**CW379-2025**

That the delegation from Prashanth Panda and Members of the Westfield Community Group, to the Committee of Council Meeting of November 26, 2025, re: **Embleton Community Centre**, be received.

**CW380-2025**

That the delegation from Karolina Marques, President, Brampton Horticultural Society, to the Committee of Council Meeting of November 26, 2025, re: **Request to Waive Rental Fee - Brampton Horticultural Society Flower Show - June 13, 2026**, be referred to staff, also for consideration in regard to participation of the Brampton Horticultural Society with the Environmental Education Centre.

### **CW381-2025**

That the delegation from Nadia Guerrero, Consultant, and Antonios Peridis, CEO, DNG Group (Smart Crossing Led), to the Committee of Council Meeting of November 26, 2025, re: **School Zone Traffic Calming Measures Utilizing Safety Initiative Fund**, be referred to staff.

### **CW382-2025**

1. That the report from Kevin Minaker, Manager, Traffic Operations and Parking, Roads Maintenance, Operations and Fleet, Public Works and Engineering, to the Committee of Council Meeting of November 26, 2025, re: **Budget Amendment for Traffic Safety Impacts Related to Automated Speed Enforcement (ASE) Transition**, be received;
2. That Traffic Operations staff work with Purchasing to procure sign installation services for provincially mandated oversized signs in school zones; to be reimbursed by the Province of Ontario;
3. That traffic calming continue to be implemented in accordance with the Neighbourhood Traffic Management Guide (NTMG) Priority List and input from City Council,
4. That Council approve a budget amendment in the amount of \$1,500,000 with funding from the Provincial Road Safety Initiative Fund (RSIF) to establish a new capital project titled "Road Safety Initiative", for the purpose of funding four (4) temporary Traffic Operations staff until March 31, 2028; and,
5. That staff be requested to report further with: a summary of actions taken regarding stop arms and school busses; and, annual operating costs anticipated to result from necessary maintenance to the new signage.

### **CW383-2025**

That the report from Michael Kralt, Director, Automated Enforcement and Court Administration, Legislative Services, to the Committee of Council Meeting of November 26, 2025, re: **Automated Speed Enforcement Program Update and Impacts of Bill 56**, be received.

### **CW384-2025**

That the delegation from Vanessa Khan, Director, and Rafi Naqvi, Helping Hands, to the Committee of Council Meeting of November 26, 2025, re: **6th Annual Toy Drive for CP24 CHUM Christmas Wish - Donation Boxes at City Hall**, be received.

### **CW385-2025**

That the delegation from Justin Rui, Arjan Waraich, Daniel Ganjali, and Emerson Ni, Team JADE, to the Committee of Council Meeting of November 26, 2025, re: **BramHacks 2025 Winners**, be received.

### **CW386-2025**

That the delegation from Moaz Ahmad, Chief Community Officer, SCOOTY (Scooty Mobility Inc.), to the Committee of Council Meeting of November 26, 2025, re: **Item 10.2.4 - Staff Report re: Downtown Transit Hub Project – Update**, be referred to staff.

### **CW387-2025**

That the report from Kumar Ranjan, Manager Higher Order Transit EA, Transit, to the Committee of Council Meeting of November 26, 2025, re: **Downtown Transit Hub Project - Update**, be received.

### **CW388-2025**

That the staff update re: **Government Relations Matters**, to the Committee of Council Meeting of November 26, 2025, be received.

### **CW389-2025**

That the report from Bennett Kim, Real Estate Coordinator, Realty Services, Office of the CAO, to the Committee of Council Meeting of November 26, 2025, re: **Agreements Executed by Administrative Authority for July 1, 2025 to September 30, 2025**, be received.

### **CW390-2025**

1. That the report from Maja Kuzmanov, Senior Manager, Accounting Services/Deputy Treasurer, Corporate Support Services, to the Committee of Council Meeting of November 26, 2025, re: **Capital Project Financial Status Report – Q3 2025**, be received; and
2. That the Treasurer be authorized to amend budgets for Capital Projects listed in Schedule D of this report.

### **CW391-2025**

1. That the report from Amit Gupta, Senior Manager, Revenue Services, Finance, Corporate Support Services, to the Committee of Council Meeting of November 26, 2025, re: **Pay on Demand Surety Bond Policy**, be received;

2. That Council approve the “Pay-On Demand Surety Bond Policy” attached as Appendix A; and
3. That the “Pay-On Demand Surety Bond Policy” be posted on the City’s website.

#### **CW392-2025**

That the report from Chena Barakat, Acting Director, Human Resources, Corporate Support Services, to the Committee of Council Meeting of November 26, 2025, re: **Salary Administration Policy: Annual Reporting – January 1 to December 31, 2024**, be received.

#### **CW393-2025**

That the report from Mark Medeiros, Chief Budget Officer, Corporate Budget Office, Corporate Support Services, to the Committee of Council Meeting of November 26, 2025, re: **2025 Third Quarter Operating Budget Forecast**, be received.

#### **CW394-2025**

That the report from Mark Medeiros, Chief Budget Officer, Corporate Budget Office, Corporate Support Services, to the Committee of Council Meeting of November 26, 2025, re: **2025 Third Quarter Reserves and Reserve Funds Report**, be received.

#### **CW395-2025**

1. That the report from Demarr Royal, Real Estate Coordinator, Strategic Services and Initiatives, Office of the CAO, to the Committee of Council Meeting of November 26, 2025, re: **Surplus Declaration of City Owned Lands at 8 Rutherford Road South – Ward 3**, be received; and
2. That a by-law be enacted to declare as surplus to the City’s requirements a leasehold interest in the City-owned property identified as 8 Rutherford Road South, PIN 14032-0175 (LT), comprising approximately 2.162 acres, together with the building thereon having an approximate area of 12,488 square feet, for the purposes of negotiating a long-term lease arrangement with the Regional Municipality of Peel, subject to any reservations, easements or other interests required for utilities, services, setbacks, reserves, sidewalks, or road widenings, as may be determined by the City.

#### **CW396-2025**

1. That the report from Nadeem Yousef, Manager, Client Services, Finance, Corporate Support Services, to the Committee of Council Meeting of

November 26, 2025, re: **2026 User Fees – Community Services, Corporate Support Services, Legislative Services, Public Works and Engineering, Planning, Building and Growth Management, Transit, and Office of the CAO**, be received;

2. That the user fee charges proposed for 2026, as set out in Appendices 1 to 9 of this report, be approved; and;
3. That the respective schedules to User Fee By-Law 193-2024, as amended, as set out in draft Schedules A to I, attached hereto, replace the existing schedules and that the appropriate by-law amendment be presented to Council for enactment.

#### **CW397-2025**

That the presentation from Shane Loftus, Director, Road Maintenance, Operations and Fleet, Public Works and Engineering, to the Committee of Council Meeting of November 26, 2025, re: **Intelligent Transportation Systems Update**, be received.

#### **CW398-2025**

1. That the report from Shane Loftus, Director, Road Maintenance, Operations and Fleet, Public Works and Engineering, to the Committee of Council Meeting of November 26, 2025, re: **Intelligent Transportation Systems Update**, be received;
2. That staff continue reviewing adaptive traffic detection technologies as part of the new Advanced Traffic Management System (ATMS) to help reduce congestion, improve travel times, and enhance safety; and
3. That the implementation of Intelligent Transportation Systems (ITS) be aligned with the Corporate Services' Two-Year Artificial Intelligent (AI) Proof of Concept (PoC) program to support improved service delivery.

#### **CW399-2025**

1. That the report from Amanda McIlveen, Manager, Right of Way Safety, Public Works and Engineering, to the Committee of Council Meeting of November 26, 2025 re: **Model Franchise Agreement (MFA) with Enbridge Gas Inc.**, be received;
2. That Council approve the gas distribution franchise agreement and draft by-law attached to this report between the City and Enbridge Gas Distribution Inc. ("Enbridge") with respect to the distribution, storage and transmission of gas in the City (the "Gas Distribution Agreement"), which will be put before the Ontario Energy Board ("OEB") for approval;

3. That the City requests the OEB make an order to dispense with the assent of the municipal electors of the attached draft By-law pursuant to the provisions of Subsection 9(4) of the Municipal Franchises Act;
4. That the Mayor and Clerk be authorized to execute such documents or applications as are necessary to facilitate Enbridge's application to the OEB, in a form satisfactory to the City Manager and the City Solicitor (preliminary documents required being the four (4) executed (signed and sealed) copies of the Resolution as well as unsigned and undated copies of the By-law and Franchise Agreement returned to Enbridge Gas.);
5. That the City be authorized to adopt the By-law upon receipt of OEB's Decision and Order, and upon insertion of that Decision and Order date into the By-law. Draft By-law attached hereto as Attachment 2; and
6. That the Mayor and Clerk be authorized to execute the MFA with Enbridge. MFA attached hereto as Attachment 3.

#### **CW400-2025**

1. That the report from Sonika Soor, Manager, Building Design and Construction, Public Works and Engineering, to the Committee of Council Meeting of November 26, 2025, re: **Request to Begin Procurement and Budget Amendment for Roof Replacement at CAA Centre – Ward 3**, be received;
2. That Council approve a budget amendment to Capital Project #251650-003 – Facilities Repair & Replacement - BUR Roof Replacement at CAA Centre to increase the project budget by the amount of \$3,700,000, with funding from Reserve #4 Asset Repair & Replacement; and
3. That the Purchasing Agent be directed to proceed with Phase 2 construction award and to execute a contract with the selected roofing company for the roof replacement at the CAA Centre.

#### **CW401-2025**

1. That the report from Rajkaran Singh Chhina, Director, Facilities, Operations and Maintenance, Public Works and Engineering, to the Committee of Council Meeting of November 26, 2025, re: **Review of Transitional Property Located at 56 Flavian Crescent – Ward 3 (RM 22/2025)**, be received;
2. That staff be directed not to pursue the property at 56 Flavian Crescent being considered for a park or parkette due to the size of the property or for the construction of a noise wall; and

3. That staff be directed to commence the process to declare the property surplus to the City's needs, and report back at a future Council meeting.

#### **CW402-2025**

1. That the report from Shane Loftus, Director, Road Maintenance, Operations and Fleet, Public Works and Engineering, to the Committee of Council Meeting of November 26, 2025, re: **Request to Begin Procurement for Storm Sewer System Maintenance Services for all Wards for a One Year Period with an Option to Extend for Four Additional One (1) Year Periods**, be received; and
2. That the Purchasing Agent be authorized to commence the procurement for 2026 Storm Sewer Maintenance Services.

#### **CW403-2025**

That the **Minutes of the Brampton School Traffic Safety Council Meeting of November 6, 2025**, Recommendations SC040-2025 to SC045-2025, to the Committee of Council Meeting of November 26, 2025, be approved.

#### **SC040-2025**

That the agenda for the Brampton School Traffic Safety Council meeting of November 6, 2025, be approved, as printed and circulated.

#### **SC041-2025**

1. That the correspondence from Daniel Elias, Principal, to the Brampton School Traffic Safety Council meeting of November 6, 2025, re: **Request for a Crossing Guard, Esker Lake Public School, 10420 Heart Lake Road, Ward 2**, be received; and,
2. That a site inspection be undertaken.

#### **SC042-2025**

1. That the correspondence from Lisa Williams, Acting Principal, to the Brampton School Traffic Safety Council meeting of November 6, 2025, re: **Request for a Crossing Guard and Review of intersection at Clark Boulevard and Folkstone Crescent, Earnscliffe Public School, 50 Earnscliffe Circle, Ward 8**, be received; and,
2. That a site inspection be undertaken.

#### **SC043-2025**

1. That the Site Inspection report for Red Cedar Public School be received;

2. That the Crossing Guard Supervisor arrange for a crossing guard to be placed at the intersection of Brisdale Drive and Donald Stewart Road for students crossing Brisdale Drive;
3. That the Manager of Parking Enforcement arrange for enforcement of the corner restrictions at Brisdale Drive and Donald Stewart Road between 8:45 a.m. and 9:15 a.m. and at 3:30 p.m.; and,
4. That the Manager of Traffic Operations and Parking arrange for a traffic study to determine if drivers are speeding on Brisdale Drive between Mayfield Road and Clockwork Drive, and if so, review for the installation of speed bumps.

#### **SC044-2025**

1. That the site-inspection report for Balmoral Public School be received;
2. That Peel Regional Police be requested to arrange for the following:
  - To conduct speed enforcement on Dixie Road in the vicinity of Clark Boulevard and at Balmoral Drive between 8:00 a.m.–9:00 a.m. and 2:00 p.m.–3:00 p.m.;
  - To ensure drivers who turn left at the intersection of Dixie Road and Balmoral Drive do not block the intersection during the hours of 8:00 a.m.–9:00 a.m.; and,
  - That the Principal of Balmoral Public School be requested to educate the students on pedestrian safety.

#### **SC045-2025**

That Brampton School Traffic Safety Council do now adjourn to meet again on Thursday, December 4, 2025 at 9:30 a.m.

#### **CW404-2025**

WHEREAS residents submitted a petition to restrict parking along the outside curve/corner on Prouse Drive between house #62 and #82 due to concerns related to ongoing and improperly parked vehicles along the curve of the road, including at the fire hydrant located at #70 ; and,

WHEREAS the Public Works and Engineering Department reviews the need for on-street parking restrictions taking into consideration public safety, emergency/maintenance vehicle access and the needs of the area residents; and,

WHEREAS although the Public Works and Engineering Department did not detect any safety related concerns with vehicles parking along the outside curve, the needs of the residents have been demonstrated through numerous discussions and a petition signed by residents on Prouse Drive.

THEREFORE BE IT RESOLVED:

That Brampton City Council approves extending the current parking restriction and install no-parking signage on the west side of Prouse Drive from Linkdale Road to a point 140 metres west of Linkdale Road (no-parking from 62-82 Prouse).

#### **CW405-2025**

1. That the report from Ed Fagan, Director, Parks Maintenance and Forestry, Community Services, to the Committee of Council Meeting of November 26, 2025, re: **Request to Begin Procurement – Design, Supply and Installation of Splash Pads Citywide**, be received; and
2. That the Purchasing Agent be authorized to commence the procurement for the design, supply and installation of splash pads citywide.

#### **CW406-2025**

1. That the report from Ed Fagan, Director, Parks Maintenance and Forestry, Community Services, to the Committee of Council Meeting of November 26, 2025, re: **Request to Begin Procurement – Supply and Delivery of Park Picnic Tables Citywide**, be received;
2. That the Purchasing Agent be authorized to commence the procurement for the supply and delivery of picnic tables citywide for a three-year contract with two one-year optional renewal years; and
3. That staff be requested to investigate sponsorship opportunities in relation to the picnic tables.

#### **CW407-2025**

That the **Minutes of the Brampton Sports Hall of Committee Meeting of November 6, 2025**, Recommendations SHF011-2025 to SHF015-2025, to the Committee of Council Meeting of November 26, 2025, be approved.

#### **SHF011-2025**

That the agenda for the Brampton Sports Hall of Fame Committee meeting of November 6, 2025, be approved.

### **SHF012-2025**

That the Minutes of the Nomination Sub-Committee Meeting - August 14, 2025, to the Brampton Sports Hall of Fame Committee meeting of November 6, 2025 be received.

### **SHF013-2025**

That the verbal update from Ken Mair, Recreation Manager, Community Services, to the Brampton Sports Hall of Fame Committee meeting of November 6, 2025, re: **Sports Hall of Fame Transition Plan** be received.

### **SHF014-2025**

That the verbal update from Teri Bommer, Recreation Supervisor, Sports and Community Partnership, to the Brampton Sports Hall of Fame Committee meeting of November 6, 2025, re: **Sports Hall of Fame - Victoria Park Arena** be received.

### **SHF015-2025**

That Brampton Sports Hall of Fame Committee meeting do now adjourn to meet again on Thursday, December 4, 2025 at 6:30 p.m.

### **CW408-2025**

1. That the report from Kevin Lindegaard, Manager, Licensing, Enforcement and By-law Services, Legislative Services, to the Committee of Council Meeting of November 26, 2025, re: **Personal Transportation Company (PTC) Trip Rate Fee Increase – By-law 101-2025**, be received; and,
2. That Council approve an amendment to Mobile Licensing By-law 101-2025 (Appendix A – Schedule 5) to increase the Personal Transportation Company trip rate fee from \$0.30 to \$0.35 per ride within the City of Brampton, effective January 1, 2026.

### **CW409-2025**

1. That the report from Shawnica Hans, Deputy Clerk, Elections, Accessibility and Lottery Licensing, City Clerk's Office, Legislative Services, to the Committee of Council Meeting of November 26, 2025, re: **2026-2030 Compliance Audit Committee**, be received;
2. That the by-law, attached as Attachment 3 to this report, be passed to establish a Compliance Audit Committee for the 2026-2030 term of Council, comprised of a minimum of three and up to seven citizens to be appointed by Council;

3. That a Selection Committee, to include the City Treasurer, the Director of Internal Audit and the City Clerk, or their designates, be established to review applications, conduct interviews and recommend membership to Council for appointment; and,
4. That the Terms of Reference for the 2026-2030 Compliance Audit Committee as detailed in Attachment 1 to this report, be approved.

#### **CW410-2025**

1. That the report from Roger Wilson, Clerk, Lottery Licensing, City Clerk's Office, Legislative Services, to the Committee of Council Meeting of November 26, 2025, re: **Repeal and Replace Lottery Licensing By-Law 121-2012**, be received; and,
2. That Lottery Licensing By-law 121-2012 be repealed and replaced with a new by-law, as generally set out in Attachment 1.

#### **CW411-2025**

1. That the report from Allyson Sander, Strategic Leader, Project Management, Legislative Services, to the Committee of Council Meeting of November 26, 2025, re: **Residential Rental Licensing Pilot Program: Framework Update**, be received;
2. That the by-law to amend the Residential Rental Licensing By-law 216-2023 be enacted;
3. That the by-law to amend the Administrative Penalties (Non-Parking) By-law 218-2019 be enacted; and,
4. That Council approve four (4) Fire Prevention Officers to be hired in 2026 to support the implementation and growth of the program, with funding in Year 1 to be funded through the remaining balance in Capital Project 257937-001 (Residential Rental Licensing) in the Legislative Services Department and requirements for future years, including a revised licensing fee structure be presented during subsequent annual budget submission.

#### **CW412-2025 – deleted – dealt with under Council Resolution C269-2025**

#### **CW413-2025**

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

##### 15.1 Response to Anti-Social Behaviours for Events in City Parks

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

Personal matters about an identifiable individual, including municipal or local board employees.

#### 15.2 William Osler Health Systems - Local Share Funding

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.

#### 15.3 Information Update for 8 Rutherford Road South – Ward 3

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.

#### 15.4 Discussion Item - Siemens Property

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

Litigation or potential litigation, including matters before administrative tribunals, affecting 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.

### **CW414-2025**

1. That Council approve the adjustment to outdoor large-scale festivals and events, and that no additional outdoor large-scale festivals or events be added on City-owned property between May to September 2026.
2. That Council approve the following option for Canada Day 2026: “Option 1: Adjusted event programming scope at Chinguacousy Park by eliminating all programming associated with the Curling Club and surrounding vicinity; and that additional information be brought forward to Council regarding further safety restrictions and protocols”.

3. That Council direct staff to report back with a process to develop options for a purpose-built event space in Brampton, including suitable locations, design considerations, and budget implications;
4. That Council direct staff to explore funding opportunities through Municipal Accommodation Tax (MAT) revenues to support the development and operation of a purpose-built event space as a potential revenue-generating facility for the City;
5. That Council reinforce the Special Events Advisory Team (SEAT) authority to cancel or modify events where adequate policing presence or essential safety resources cannot be secured, or where event organizers fail to meet established requirements, make necessary payments, or adhere to SEAT recommendations; and
6. That Council support SEAT decisions where an event cannot proceed safely or in compliance with City requirements, ensuring a controlled, responsible, and sustainable approach to event management moving forward.

#### **CW415-2025**

1. That Council authorize staff to transfer the \$37,500,000 initially requested by the William Osler Health System for the Cancer Care Centre, to the approved \$87,500,000, for a total contribution of \$125,000,000 from the City of Brampton's portion of the local share for Phase Two redevelopment of the Peel Memorial Centre for Integrated Health and Wellness;
2. That Council authorize the CAO and the Treasurer to execute an agreement between the William Osler Health System and the City of Brampton to transfer the \$125 million as a municipal grant for phase two redevelopment of the Peel Memorial Centre for Integrated Health and Wellness in a form approved by the Treasurer and City Solicitor; and
3. That the Treasurer be authorized to disburse a maximum of \$125,000,000 from the Pledge to Peel Memorial Hospital Reserve fund to William Osler Health System, contingent on and in accordance with the terms of the executed agreement; and
4. That staff be directed to invite William Osler representatives to provide an update to Council

#### **CW416-2025 – deleted – dealt with under Council Resolution C268-2025**

#### **CW417-2025**

That the Committee of Council do now adjourn to meet again on Wednesday, January 14, 2026, or at the call of the Chair.

12.3 Minutes - Planning Development Committee - December 1, 2025

The following motion was considered.

**C271-2025**

Moved by Regional Councillor Palleschi  
Seconded by City Councillor Power

- 1. That the **Minutes of the Planning and Development Committee Meeting of December 1, 2025**, to the Council Meeting of December 10, 2025, be received; and,
- 2. That Recommendations PDC149-2025 to PDC162-2025 be approved as outlined in the minutes.

Carried

The recommendations were approved as follows:

**PDC149-2025**

That the agenda for the Planning and Development Committee Meeting of December 1, 2025, be approved, as published and circulated.

**PDC150-2025**

That the following items to the Planning and Development Committee Meeting of December 1, 2025, be approved as part of Consent:

8.1, 8.2, and 9.1

**PDC151-2025**

- 1. That the presentation from Mirella Palermo, Advisor, Special Projects, Integrated City Planning, to the Planning and Development Committee Meeting of December 1, 2025, re: City-initiated Report Application to Amend the Official Plan and Zoning By-law, Protected Major Transit Station Areas (PMTSAs), City File 2025-844, **be received**;
- 2. That the report from Steve Ganesh, Commissioner, Planning, Building and Growth Management and Mirella Palermo, Advisor, Special Projects, Integrated City Planning, to the Planning and Development Committee Meeting of December 1, 2025, re: City-initiated Report Application to Amend the Official Plan and Zoning By-law, Protected Major Transit Station Areas (PMTSAs), City File 2025-844, **be received**; and
- 3. That Policy Planning **staff be directed to report back** to the Planning and Development Committee in Q1 of 2026 the results of the Public Meeting and a staff recommendation to implement Inclusionary Zoning (IZ) within the

City's Protected Major Transit Station Areas (PMTSAs) to improve housing affordability for moderate-income households; and,

4. That the following delegations re: City-initiated Report Application to Amend the Official Plan and Zoning By-law, Protected Major Transit Station Areas (PMTSAs), City File 2025-844, **be received**.
5. Sylvia Roberts, Brampton Resident
6. Kathleen McDermot, Brampton Resident

#### **PDC152-2025**

1. That the presentation from Ramsen Yousif, Principal Planner/Supervisor, Downtown Revitalization, to the Planning and Development Committee Meeting of December 1, 2025, re: City-initiated Application to Amend the Official Plan, Centre for Innovation (CFI) at 1, 11, 12, 17 and 21 Nelson Street West, 20 and 24 George Street North and 2 Diplock Lane; and Heritage Theatre and Southern Blocks (HTB&SB) at 30, 36, 38, 40, 42, 46, 48, 52, 54, 60, 64, 70, 72, 74, 76, 80, 82, and 86 Main Street North, City File 2025-899, **be received**;
2. That the report from Steve Ganesh, Commissioner, Planning, Building and Growth Management and Ramsen Yousif, Principal Planner/Supervisor, Downtown Revitalization, to the Planning and Development Committee Meeting of December 1, 2025, re: City-initiated Application to Amend the Official Plan, Centre for Innovation (CFI) at 1, 11, 12, 17 and 21 Nelson Street West, 20 and 24 George Street North and 2 Diplock Lane; and Heritage Theatre and Southern Blocks (HTB&SB) at 30, 36, 38, 40, 42, 46, 48, 52, 54, 60, 64, 70, 72, 74, 76, 80, 82, and 86 Main Street North, City File 2025-899, **be received**;
3. That **staff be directed to report back to PDC and/or Council with the final draft OPA and SPA 3E submission package**, as outlined in Attachments 2 (Section 3.2 and 4.0), for Council endorsement prior to submitting the package to the TRCA Board and/or Executive Committee for consideration of endorsement under the Provincial SPA Procedures, in support of Joint-Ministerial approval for the CFI and HTB applications; and
4. That Downtown Revitalization **staff be directed to report back** to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation.

## **PDC153-2025**

1. That the presentation from Aferdita Dzaferovska, Strategic Leader, Planning, Building and Growth Management, to the Planning and Development Committee Meeting of December 1, 2025, re: Application to Amend the Official Plan, Zoning By-law, and for a Draft Plan of Subdivision, Vardon Flyer Inc. and York Major Holdings Inc., c/o KLM Planning Partners Inc., 10100 Heart Lake Road, Ward 2, File: OZS-2025-0043, **be received**;
2. That the following delegations re: Application to Amend the Official Plan, Zoning By-law, and for a Draft Plan of Subdivision, Vardon Flyer Inc. and York Major Holdings Inc., c/o KLM Planning Partners Inc., 10100 Heart Lake Road, Ward 2, File: OZS-2025-0043, to the Planning and Development Committee Meeting of December 1, 2025, be received; and
  1. Michael O'Neill, Brampton Resident
  2. Suresh Anandham, Brampton Resident
  3. Raul Ortiz Romero, Brampton Resident
  4. Ryan Mino-Leahan, KLM Planning Partners Inc
  5. Susan Ali, Brampton Resident
  6. Leo O'Brian, Brampton Resident
  7. Sylvia Roberts, Brampton Resident
  8. Wilma Colekessian, Brampton Resident
  9. Carolyn Armstrong, Brampton Resident
  10. Lei Tan, Brampton Resident
3. That the following correspondence re: Application to Amend the Official Plan, Zoning By-law, and for a Draft Plan of Subdivision, Vardon Flyer Inc. and York Major Holdings Inc., c/o KLM Planning Partners Inc., 10100 Heart Lake Road, Ward 2, File: OZS-2025-0043, to the Planning and Development Committee Meeting of December 1, 2025, be received:
  1. Ankitkumar Kapuria, Brampton Resident, dated November 25, 2025
  2. Charles Randall, Brampton Resident, dated November 26, 2025
  3. Michael O'Neill, Brampton Resident, dated November 24, 2025
  4. Susanna Truong, Brampton Resident, dated November 26, 2025
  5. Denise Grez, Brampton Resident, dated November 27, 2025

6. Vu Truong, Brampton Resident, dated November 27, 2025
7. Jianwei Tao, Brampton Resident, dated November 23, 2025
8. Glenny Martinez Roble, Brampton Resident, dated November 24, 2025
9. Rohan Pitters, Brampton Resident, dated November 16, 2025
10. Safi Habib, Brampton Resident, dated November 25, 2025
11. Suresh Anandham, Brampton Resident, dated November 28, 2025
12. Mandeep Sohal, Brampton Resident, dated December 1, 2025
13. Melissa McNeil, Brampton Resident, dated December 1, 2025
14. Dmitry Zarubin, Brampton Resident, dated November 21, 2025
15. Tatiana Zarubina, Brampton Resident, dated November 21, 2025
16. Michael O'Neill, Brampton Resident, dated December 1, 2025  
(petition)
17. Taranjit Panpher, Brampton Resident, dated December 1, 2025
18. Marcella Chamorro, Brampton Resident, dated December 1, 2025
19. Ashlynn Gomes, Brampton Resident, dated November 30, 2025
20. Jessica Steiner, Brampton Resident, dated December 1, 2025
21. Nikhil Lobo, Brampton Resident, dated November 29, 2025.

#### **PDC154-2025**

That the presentation from Arjun Singh, Principal Planner, Development Services, to the Planning and Development Committee Meeting of December 1, 2025, re: Application to Amend the Official Plan, Zoning By-law, and for a Draft Plan of Subdivision, Secondary Plan 47 Landowners Group (Gold Park Developers Inc, Andrew and Luigi Vescio, Randeep Chattha, 2512741 Ontario Inc, 10517 Clarkway Inc and 695218 Ontario Limited, 2631297 Ontario Inc.), c/o Glen Schnarr and Associates Inc., 10491, 10517, and 10411 Clarkway Drive, Ward 10, File: OZS-2025-0045, **be received.**

#### **PDC155-2025**

1. That the presentation from Rajvi Patel, Development Planner, Development Services, to the Planning and Development Committee Meeting of December 1, 2025, re: Application to Amend the Official Plan, Precinct 52-5 Landowners Group Inc., c/o Glen Schnarr and Associates Inc., east of Winston Churchill

Boulevard, south of CN Railway, north of Bovaird Drive West, and west of the proposed Highway 413, Ward 6, File: OZS-2025-0049, **be received**;

2. That the following delegations re: Application to Amend the Official Plan, Precinct 52-5 Landowners Group Inc., c/o Glen Schnarr and Associates Inc., east of Winston Churchill Boulevard, south of CN Railway, north of Bovaird Drive West, and west of the proposed Highway 413, Ward 6, File: OZS-2025-0049, to the Planning and Development Committee Meeting of December 1, 2025, **be received**; and
  1. Yuri Palaszczuk, on behalf of St. Elias Ukrainian Greek Catholic Church
  2. Tom Hrywna, on behalf of St. Elias the Prophet Church
  3. Bruce Reid, Brampton Resident
  4. Ben Holyday, Brampton Resident
3. That the following correspondence re: Application to Amend the Official Plan, Precinct 52-5 Landowners Group Inc., c/o Glen Schnarr and Associates Inc., east of Winston Churchill Boulevard, south of CN Railway, north of Bovaird Drive West, and west of the proposed Highway 413, Ward 6, File: OZS-2025-0049, to the Planning and Development Committee Meeting of December 1, 2025, **be received**; and
  1. Peter Van Loan, Aird and Berlis LLP, on behalf of JW Facilities, dated November 25, 2025
  2. Tom Hrywna, on behalf of St. Elias the Prophet Church, dated December 1, 2025.

#### **PDC156-2025**

1. That the report from Steve Ganesh, Commissioner, Planning, Building and Growth Management and Saghar Massah, Development Planner, Development Services, to the Planning and Development Committee Meeting of December 1, 2025, re: Application to Amend the Official Plan and Zoning By-law, Fateh Developments Inc, Glen Schnarr and Associates Inc., 1453 Queen Street West, Ward 4, File: OZS-2025-0008, **be referred back to staff and be brought back to a future Planning and Development meeting.**

#### **PDC157-2025**

1. That the report from Steve Ganesh, Commissioner, Planning, Building and Growth Management and Alex Sepe, Manager, Development Services, to the

Planning and Development Committee Meeting of December 1, 2025, re: Application to Amend the Official Plan and Zoning By-law, Balmoral Inc., c/o Gagnon Walker Domes Ltd., 507 Balmoral Drive, Ward 7, File: OZS-2025-0013, **be received**;

2. That the application to amend the Official Plan and Zoning By-law submitted by GWD Ltd. c/o Balmoral Inc., Ward 7, File OZS-2025-0013, **be approved** on the basis that it represents good planning, has regard for matters of provincial interest under the Planning Act, is consistent with the Provincial Planning Statement and conforms to the City's Official Plan, and for the reasons set out in this recommendation report;
3. That the amendments to the Official Plan and to the Bramalea Secondary Plan, generally in accordance with Attachment 11 attached to this report, **be approved**;
4. That the amendments to the Zoning By-law, generally in accordance with Attachment 12 attached to this report, **be approved**;
5. That **no further notice or public meeting be required** for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended;
6. That the delegation from Marc De Nardis, Gagnon Walker Domes Ltd., on behalf of the applicant, re: Application to Amend the Official Plan and Zoning By-law, Balmoral Inc., c/o Gagnon Walker Domes Ltd., 507 Balmoral Drive, Ward 7, File: OZS-2025-0013, to the Planning and Development Committee Meeting of December 1, 2025, **be received**.

#### **PDC158-2025**

1. That the report from Fernanda Duarte Peixoto Soares, Project Manager, Active Transportation, to the Planning and Development Committee Meeting of December 1, 2025, re: Response to Requests to Remove Sidewalks on Gold Bottom Crescent (Ward 10) and Arnold Circle (Ward 6), **be received**;
2. That the **sidewalks on Arnold Circle and Gold Bottom Crescent remain in place** as per the approved subdivision plans; and
3. That the correspondence from J. Kaur, Brampton Resident, dated December 1, 2025, re: Response to Requests to Remove Sidewalks on Gold Bottom Crescent (Ward 10) and Arnold Circle (Ward 6), to the Planning and Development Committee Meeting of December 1, 2025, **be received**.

### **PDC159-2025**

1. That the report from Carolyn Crozier, Strategic Leader, Project Management, and Andrew Ramsammy, Planner, Development Services, to the Planning and Development Committee Meeting of December 1, 2025, re: Amendment to Schedule A of the Tariff of Fees By-law with respect to Planning and other Municipal Applications (By-law 85-96), **be received**; and,
2. That Schedule A to the *Tariff of Fees By-law with respect to Planning and other Municipal Applications By-law 85-96*, as amended, **be amended** to reflect the changes as generally set out in Attachment 1 of this report.

### **PDC160-2025**

That the Minutes of the Brampton Heritage Board meeting of November 18, 2025, Recommendations BHB048-2025 – BHB053-2025, to the Planning and Development Committee Meeting of December 1, 2025, be approved.

The recommendations were approved as follows:

#### **BHB048-2025**

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

To defer Item 8.2: Report by Johanna Keus, Assistant Heritage Planner, re: Part IV Designation – 10100 The Gore Road – Ward 10

#### **BHB049-2025**

1. That the report from Johanna Keus, Assistant Heritage Planner, to the Brampton Heritage Board Meeting of November 18, 2025, re: **Recommendation Report: Listing under the Municipal Heritage Register, 83 Elizabeth Street South - Ward 3** be received; and,
2. That adding 83 Elizabeth Street South to the City of Brampton's Municipal Heritage Register as a Listed property of cultural heritage value of interest under Part IV, Section 27 of the Ontario Heritage, be approved.

#### **BHB050-2025**

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of November 18, 2025, re: **Cultural Heritage Evaluation Report and Heritage Impact Assessment, 10 Scott Street – Ward 1**, be received;

2. That the Cultural Heritage Evaluation Report and Heritage Impact Assessment for 10 Scott Street prepared by AECOM dated October, 2025 be deemed complete;
3. That the following conclusion of the Cultural Heritage Evaluation of 10 Scott Street be received:
  1. The property is determined to have met three out of nine criteria of O. Reg. 9/06 in design/physical value, and historical/associative and therefore has Cultural Heritage Value or Interest (CHVI);
4. That the following recommendations of the Heritage Impact Assessment of 10 Scott Street be received and followed:
  1. That the project team has confirmed that relocation is not a feasible option due to lack of available sites for relocation both within and beyond the footprint of the project and therefore Documentation and Salvage with Commemoration are the recommended mitigation options.
  2. II. A Documentation & Salvage Plan and Commemoration Plan must be completed following the City's Terms of Reference and accepted by Heritage Staff prior to the issuance of the demolition permit.

#### **BHB051-2025**

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of November 18, 2025, re: **Documentation and Salvage Plan Recommendation Report for 30-60 Main Street North – Ward 1**, be received;
2. That the Documentation and Salvage Plan dated September 26, 2025 prepared by LHC Heritage Planning and Archaeology, be deemed complete; and,
3. That a Commemoration Plan be prepared to be incorporated when the proposed new development is finalized along east side of Main Street north between Queen Street east and Vivian Lane, to commemorate the early evolution of Brampton and Etobicoke creek channel.

#### **BHB052-2025**

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of November 18, 2025, re: **Delegation of Authority for Extension of Notice of Intention to Designate 11687 Chinguacousy Road – Ward 6**, be received;

2. That an agreement between the City and the Owner is required for extension of Notice of Intention to Designate the property under Ontario Regulation 385/21 Section 1(1) and 1(2), to meet the timelines of designation as set out in Bill 23 and Registration of Subdivision for the development lands; and,
3. That the Commissioner of Planning, Building and Growth management be authorized to enter into an agreement with the Owner for the property at 11687 Chinguacousy Road to extend the 90-day period for passing the Designation By-law following issuance of the Notice of Intention to Designate the property.

### **BHB053-2025**

That Brampton Heritage Board do now adjourn to meet again on a date to be determined in December 2025.

### **PDC161-2025**

1. That the report from by David VanderBerg, Manager, Development Services, to the Planning and Development Committee Meeting of December 1, 2025, re: New Comprehensive Zoning By-law, Urban Design Guidelines, and Driveway Standards, City-wide (RM 12/2025), **be received**;
2. That the new Comprehensive Zoning By-law **be endorsed** on the basis that it is consistent with the Provincial Planning Statement, the City's Official Plan, and for the reasons set out in the *Recommendation Report - New Comprehensive Zoning By-law* dated September 15, 2025 to the October 6, 2025 Planning and Development Committee meeting;
3. That the new Comprehensive Zoning By-law, generally in accordance with the document in Attachment 1, **be approved** by Council **in principle** and that when the associated official plan amendments are finalized for Council consideration, staff be directed to make any changes required to ensure conformity and bring a final form of the Comprehensive Zoning By-law back to Council with a recommendation for enactment.
4. That the updated Urban Design Guidelines, as outlined in *Recommendation Report – Urban Design Guidelines* dated August 28, 2025 to the October 6, 2025 Planning and Development Committee meeting, **be endorsed** by Council as the City-wide design guideline document.
5. That the Urban Design Guidelines **may be periodically updated**, with the approval of the Director of Development Services & Design, to address operational or technical refinements, reflect current practices, respond to legislative changes, and maintain consistency with City policies, with such updates not requiring Council approval;

6. That the By-law to amend Zoning By-law 270-2004, as amended, regarding residential driveway standards generally in accordance with **Attachment 5, be approved;**
7. That **no further notice or public meeting be required** for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended;
8. That the delegation from Gian Marcon, Brampton Resident, re: New Comprehensive Zoning By-law, Urban Design Guidelines, and Driveway Standards, City-wide (RM 12/2025), to the Planning and Development Committee Meeting of December 1, 2025, **be received;** and
9. That the following correspondence, re: New Comprehensive Zoning By-law, Urban Design Guidelines, and Driveway Standards, City-wide (RM 12/2025), to the Planning and Development Committee Meeting of December 1, 2025, **be received:**
  1. Gian Marcon, Brampton Resident, dated November 25, 2025
  2. David Riley and Raymond Ziemba, SGL Planning and Design Inc., dated November 27, 2025
  3. Mark Condello, Glen Schnarr and Associates Inc., on behalf of 69 Bramalea Holdings Ltd., dated November 27, 2025
  4. Andrew Walker and Michael Gagnon, Gagnon Walker Domes, on behalf of Walter and Heather Mullin, dated November 28, 2025
  5. Andrew Walker and Anthony Sirianni, Gagnon Walker Domes, and Delta Urban Inc., on behalf of Ebrahim Investments Inc., Lark Investments Inc., EP 24 Bramalea Inc., EP 383 Orenda Inc., dated November 28, 2025
  6. Andrew Walker and Anthony Sirianni, Gagnon Walker Domes, on behalf of Brampton Block Plan 40-5 Landowners Group, dated November 28, 2025
  7. Andrew Walker and Harjap Singh, Gagnon Walker Domes, on behalf of Starbank Developments 285 Corp., dated November 28, 2025
  8. Andrew Walker and Anthony Sirianni, Gagnon Walker Domes, on behalf of Claireville Holdings Limited, dated November 28, 2025
  9. Andrew Walker and Anthony Sirianni, Gagnon Walker Domes, on behalf of Manga (Queen) Inc., dated November 28, 2025

10. Andrew Walker and Anthony Sirianni, Gagnon Walker Domes, on behalf of Surinder Malhi and Charanjit Dhaliwal, dated November 28, 2025
11. Andrew Walker and Anthony Sirianni, Gagnon Walker Domes, on behalf of Manga (253 Queen) LP, dated November 28, 2025
12. Andrew Walker and Anthony Sirianni, Gagnon Walker Domes, on behalf of 2846989 Ontario Incorporated, dated November 28, 2025
13. Andrew Walker, Michael Gagnon, and Colin Chung, Gagnon Walker Domes, on behalf of Northwest Brampton Landowners Group Inc. and Heritage Heights Landowners Group, dated November 28, 2025
14. David Neligan, Aird and Berlis LLP, on behalf of Loblaw Properties Limited, dated December 1, 2025
15. Alexander J. Suriano, Aird and Berlis LLP, on behalf of Hillside TO Properties Inc., dated November 30, 2025
16. Richard Domes, Gagnon Walker Domes, on behalf of Zia Mohammad and Shamyala Hameed, dated November 27, 2025
17. Tim Ward, Mattamy Homes, dated November 28, 2025
18. Brooke Burlock, Zelinka Priamo Ltd., on behalf of CP REIT Ontario Properties Limited and CPH Master Limited Partnership, dated December 1, 2025
19. Richard Domes and Michael Gagnon, Gagnon Walker Domes, on behalf of Centennial Mall Brampton Ltd., dated November 28, 2025
20. James D'Orazio, DMHH Partnership, November 28, 2025
21. Harrison Ioannou, SmartCentres, dated November 28, 2025
22. Marc De Nardis, GWD, on behalf of Rotary Club of Brampton Glen Community Centre, dated November 28, 2025
23. Marc De Nardis, GWD, on behalf of 2811135 Ontario Inc. and 2803832 Ontario Inc., dated November 28, 2025
24. Marc De Nardis, GWD, on behalf of 2872374 Ontario Inc., dated November 28, 2025
25. Marc De Nardis, GWD, on behalf of Creditview 4-P Holding Inc., dated November 28, 2025
26. Marc De Nardis, Gagnon Walker Domes, dated November 28, 2025

## **PDC162-2025**

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, December 15, 2025, at 1:00 p.m. or at the call of the Chair.

### 12.4 ^ Minutes - Audit Committee - December 2, 2025

#### **Dealt with under Consent Resolution C262-2025**

The recommendations approved under Consent are as follows:

#### **AU030-2025**

That the agenda for the Audit Committee Meeting of December 2, 2025, be approved, as published and circulated.

#### **AU031-2025**

That the following items to the Audit Committee Meeting of December 2, 2025 be approved as part of Consent:

#### **6.2, 6.3**

#### **AU032-2025**

That the presentation by Maria Khoushnood, Lead Audit Engagement Partner, KPMG, to the Audit Committee Meeting of December 2, 2025, re: **KPMG Audit Plan for the 2025 Fiscal Year**, be received.

#### **AU033-2025**

1. That the report from Maja Kuzmanov, Senior Manager, Accounting Services/Deputy Treasurer, Corporate Support Services, to the Audit Committee Meeting of December 2, 2025, re: **KPMG Audit Plan for the 2025 Fiscal Year**, be received; and
2. That the Audit Planning Report for the Year Ending December 31, 2025, prepared by KPMG LLP, Chartered Accountants (KPMG LLP) to the Audit Committee, be received.

#### **AU034-2025**

1. That the report and presentation from Brad Cecile, Manager, Internal Audit, to the Audit Committee Meeting of December 2, 2025, re: **Transit Revenue Audit Report 2025**, be received; and,

2. That the recommendations contained in Appendix 1: Transit Revenue Audit - 2025 be approved.

#### **AU035-2025**

That the report from Claire Mu, Director, Internal Audit, to the Audit Committee Meeting of December 2, 2025, re: **Internal Audit Work Plan Status Update Q4 2025**, be received.

#### **AU036-2025**

That the report from Claire Mu, Director, Internal Audit, to the Audit Committee Meeting of December 2, 2025, re: **Corporate Ethics Hotline Quarterly Report - Q4 2025**, be received.

#### **AU037-2025**

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

- 11.1 Presentation by Malleum re: Brampton Public Library: Executive Presentation

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

The security of the property of the municipality or local board.

- 11.2 Brampton Public Library Cyber Security Audit 2025

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

The security of the property of the municipality or local board.

- 11.3 Presentation by Claire Mu re: Management Action Plans Validation - 2025 - IT and Cybersecurity

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

The security of the property of the municipality or local board.

- 11.4 Management Action Plans Validation - 2025 - IT and Cybersecurity

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

The security of the property of the municipality or local board.

**AU038-2025**

1. That IT Staff conduct quarterly third-party assessment of the risk posture / ratings, and
2. That the definitions and risks with the enterprise risk management matrix be aligned.

**AU039-2025**

That the Audit Committee do now adjourn to meet again for a regular meeting on Tuesday, February 10, 2026 at 9:30 a.m. or at the call of the Chair.

12.5 ^ Minutes - Brampton Sports Hall of Fame - December 4, 2025

**Dealt with under Consent Resolution C262-2025**

The recommendations approved under Consent are as follows:

**SHF016-2025**

That the agenda for the Brampton Sports Hall of Fame Committee meeting of December 4, 2025, be approved, as published and circulated.

**SHF017-2025**

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

14.1. Review of Nominations

Open Meeting Exception under Section 239 (2) (b) of the Municipal Act 2001:

Personal matters about an identifiable individual, including municipal or local board employees.

**SHF018-2025**

That the direction agreed upon within Closed Session, be approved.

**SHF019-2025**

That Brampton Sports Hall of Fame do now adjourn to meet again on Thursday, January 15, 2026, at 6:30 p.m.

**13. Unfinished Business**

Nil

**14. Correspondence**

- 14.1 Correspondence from Louroz Mercader, Executive Director, Downtown Brampton Business Improvement Area, dated November 28, 2025, re: Board Vacancy

Note: This item was not dealt with in open session.

See Item 19.9

- 14.2 ^ Correspondence re: Supplementary Staff Report re: New Comprehensive Zoning By-law, Urban Design Guidelines, and Driveway Standards, City-wide (RM 12/2025)

1. Marc De Nardis, Planning Associate, Gagnon Walker Domes, on behalf of 2391057 Ontario Inc.
2. Marc De Nardis, Planning Associate, Gagnon Walker Domes, on behalf of 2766321 Ontario Inc.
3. Marc De Nardis, Planning Associate, Gagnon Walker Domes, on behalf of Balmoral Inc.
4. Lee English, Borden Ladner Gervais, on behalf of Soneil Mississauga Inc. and Soneil Oakville Inc.

**Dealt with under Consent Resolution C262-2025**

**15. Notices of Motion**

Nil

**16. Other Business/New Business**

- 16.1 ^ Referred Matters List

**Dealt with under Consent Resolution C262-2025**

16.2 Discussion at the request of Councillor Keenan re: Christian Heritage Month

See Item 6.3

Regional Councillor Keenan requested that the fees associated with the Christian Heritage Month event at The Rose Theatre be waived, as has been the practice in previous years.

The following motion was considered.

**C272-2025**

Moved by Regional Councillor Keenan

Seconded by City Councillor Power

Whereas City Council recognizes that Brampton is strengthened by its diverse and multicultural communities that bolster its place as a world-class city and Canada’s top municipalities to live, play and work; and

Whereas City Council recognizes the historic and ongoing contributions of various communities in this city to the rich legacy and growth of Brampton, including in the important domains of city building, business, culture, arts, sports, and civic life;

Therefore, that the associated fees for the Christian Heritage Month event at The Rose Brampton on Sunday, December 7th, 2025, be waived.

Carried

**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**

Genevieve Scharback, City Clerk, advised that an amendment is required to By-law Items 18.16 (213-2025) and 18.17 (214-2025) to include an effective date of January 1, 2026.

The following motion was considered.

**C273-2025**

Moved by Regional Councillor Santos

Seconded by Regional Councillor Vicente

That By-laws 198-2025 to 212-2025 inclusive be approved, and By-laws 213-2025 and 214-2025 be approved, as amended, before Council at its Regular Meeting of December 10, 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 198-2025 - To adopt Amendment Number OP2023-015 - Gagnon, Walker, Domes Ltd., Balmoral Inc., 507 Balmoral Drive, Ward 7, File: OZS-2025-0013  
See Item 12.3 - Minutes - Planning and Development Committee - PDC157-2025 - December 1, 2025

By-law 199-2025 - To amend Comprehensive Zoning By-law 270-2004, as amended - Gagnon, Walker, Domes Ltd., Balmoral Inc., 507 Balmoral Drive, Ward 7, File: OZS-2025-0013  
See Item 12.3 - Minutes - Planning and Development Committee - PDC157-2025 - December 1, 2025

By-law 200-2025 - To declare surplus lands owned by The Corporation of the City of Brampton municipally described as 8 Rutherford Road South, PIN 14032-0175 (LT), together with the 12,488-square-foot building situated on said lands, Ward 3  
See Item 12.2 - Minutes - Committee of Council - CW395-2025 - November 26, 2025

By-law 201-2025 - To amend User Fee By-law 193-2024, as amended, to update various user fees and charges  
See Item 12.2 - Minutes - Committee of Council - CW396-2025 - November 26, 2025

By-law 202-2025 - To amend Mobile Licensing By-Law 101-2025, Appendix A Schedule 5, Fee Chart – PTC Per Ride Fee Increase  
See Item 12.2 - Minutes - Committee of Council - CW408-2025 - November 26, 2025

By-law 203-2025 - To establish a system of licensing and permitting for lotteries and to repeal By-laws 121-2012 and 90-2017  
See Item 12.2 - Minutes - Committee of Council - CW410-2025 - November 26, 2025

By-law 204-2025 - To amend the Residential Rental Licensing By-law 216-2023  
See Item 12.2 - Minutes - Committee of Council - CW411-2025 - November 26, 2025

By-law 205-2025 - To amend the Administrative Penalties By-law (Non-Parking) 218-2019 - RRL

See Item 12.2 - Minutes - Committee of Council - CW411-2025 - November 26, 2025

By-law 206-2025 - To establish the 2026-2030 Compliance Audit Committee

See Item 12.2 - Minutes - Committee of Council - CW409-2025 - November 26, 2025

By-law 207-2025 - To accept and assume works in Registered Plan 43M-2087 - Helpport Developments Inc. - North of Queen Street West / West of Chinguacousy Road, Ward 5 (Planning Reference: C03W08.005 and 21T-06016B)

By-law 208-2025 - To accept and assume works in Registered Plan 43M-1898 - Helpport Developments Inc. - North of Steeles Avenue / East of Creditview Road, Ward 4 (Planning Reference: C03W03.005 and 21T-05030B)

By-law 209-2025 - To Amend the Tariff of Fees By-law 85-96

See Item 12.3 - Minutes - Planning and Development Committee - PDC159-2025 - December 1, 2025

By-law 210-2025 - To accept and assume works in Registered Plan 43M-2044 - Paradise Homes NW Inc. - South of Mayfield Road / East of Mississauga Road, Ward 6 (Planning Reference: C04W17.002 and 21T-10011B)

By-law 211-2025 - To Adopt Amendment Number OP2023-016 To the Official Plan of the City of Brampton Planning Area - Candevcon Limited, Apoca

Carpenters Limited, 4784 Castlemore Road, Ward 10, File: OZS-2023-0008

See Planning and Development Committee Recommendation PDC093-2025 – July 7, 2025, approved by Council on July 17, 2025, pursuant to Resolution C169-2025.

By-law 212-2025 - To Amend the Comprehensive Zoning By-law 270-2004, as amended - Candevcon Limited, Apoca Carpenters Limited, 4784 Castlemore Road, Ward 10 - File: OZA-2023-0008

See Planning and Development Committee Recommendation PDC093-2025 – July 7, 2025, approved by Council on July 17, 2025, pursuant to Resolution C169-2025

By-law 213-2025 - To amend the Administrative Penalty (AMPS) By-law 333-2013

See Item 10.2.1

By-law 214-2025 - To amend the Administrative Penalties By-law (Non-Parking) 218-2019

See Item 10.2.1

## **19. Closed Session**

^19.1 Closed Session Minutes - City Council - November 19, 2025

^19.2 Closed Session Minutes - Committee of Council - November 26, 2025

^19.3 Closed Session Minutes - Audit Committee - December 2, 2025

^19.4 Closed Session Minutes - Sports Hall of Fame Committee - December 4, 2025

^19.5 Revenue Generating Messaging Opportunities

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

A trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value; 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.

19.6 8383 Mississauga Road OLT-25-000231

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

Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and, advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

19.7 Options for In-Kind Advertising Support: Metamorphosis Network's "What Matters to You" Campaign

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

A trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value.

19.8 2026 Budget Update

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

Labour relations or employee negotiations.

19.9 Closed Session Discussion at the request of Regional Councillor Vicente, re: Item 14.1 – Correspondence from Downtown Brampton Business Improvement Area

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

Personal matters about an identifiable individual, including municipal or local board employees.

Note: Earlier in the meeting on a two-thirds majority vote to reopen the question, the consent motion was reopened and Item 19.7 was removed from consent.

Items 19.1, 19.2, 19.3, 19.4, and 19.5 were approved under Consent Resolution C262-2025.

The following motion was considered.

**C274-2025**

Moved by Regional Councillor Medeiros

Seconded by Regional Councillor Toor

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

19.6 8383 Mississauga Road OLT-25-000231

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

Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and, advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

19.7 Options for In-Kind Advertising Support: Metamorphosis Network's "What Matters to You" Campaign

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

A trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value.

19.8 2026 Budget Update

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

Labour relations or employee negotiations.

19.9 Closed Session Discussion at the request of Regional Councillor Vicente, re: Item 14.1 – Correspondence from Downtown Brampton Business Improvement Area

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

Personal matters about an identifiable individual, including municipal or local board employees.

Carried

Note: In Open Session, the City Clerk reported on the status of matters considered in Closed Session, as follows.

19.1, 19.2, 19.3, and 19.4 - These items were approved on consent and therefore not discussed in closed session.

19.5 – This item was approved on consent, including direction that a motion be considered in open session (see Resolution C275-2025 below).

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

19.7 – This item was considered in closed session, including direction that a motion be considered in open session (see Resolution C276-2025 below).

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

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

The following motion was considered with respect to Item 19.5.

**C275-2025**

Moved by Regional Councillor Kaur Brar

Seconded by Regional Councillor Vicente

That staff be directed to prepare an amendment to the Sign By-law 399-2002, as amended, for Council's consideration regarding digital billboard signs.

Carried

The following motion was considered with respect to Item 19.7.

**C276-2025**

Moved by Regional Councillor Kaur Brar  
Seconded by Regional Councillor Keenan

1. That staff be directed to prioritize revenue generating opportunities as outlined in the report.
2. That Council approve in-kind communications support on the City of Brampton's owned channels valued up to \$250,000, to enhance Metamorphosis' reach and visibility within the community.

Carried

**20. Confirming By-law**

- 20.1 By-law 215-2025 – To confirm the proceedings of Council at its regular meeting held on December 10, 2025

The following motion was considered.

**C277-2025**

Moved by Regional Councillor Keenan  
Seconded by Regional Councillor Medeiros

That the following by-law before Council at its Regular Meeting of December 10, 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 215-2025 – To confirm the proceedings of Council at its Regular Meeting held on December 10, 2025.

Carried

**21. Adjournment**

The following motion was considered.

**C278-2025**

Moved by Regional Councillor Vicente  
Seconded by Regional Councillor Medeiros

That Council do now adjourn to meet again for a Regular Meeting of Council on Wednesday, January 21, 2026, at 9:30 a.m. or at the call of the Mayor.

Carried

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P. Brown, Mayor

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G. Scharback, City Clerk