



Summary of Recommendations
Planning and Development Committee
The Corporation of the City of Brampton

Monday, January 19, 2026

2. Approval of Agenda

PDC001-2026

That the agenda for the Planning and Development Committee Meeting of January 19, 2026, be approved, as published and circulated.

Carried

4. Consent Motion

PDC002-2026

That the following items to the Planning and Development Committee Meeting of January 19, 2026, be approved as part of Consent:

7.1, 7.2, 9.1, and 9.2

Carried

5. General Delegations (5 Minutes Maximum)

5.1 Delegation from Gurpreet Singh Rai, re: Signage for Commercial Buildings and Offices

PDC003-2026

That the delegation from Gurpreet Singh Rai, re: Signage for Commercial Buildings and Offices, to the Planning and Development Committee Meeting of

January 19, 2026, **be referred to staff** for consideration, and a future report thereon, with respect to signage for commercial buildings and offices generally.

Carried

6. Statutory Public Meeting

6.1 File: OZS-2025-0041- Public Meeting

Application to Amend the Official Plan and Zoning By-law, Candevcon Group Inc., Massi Place Inc., 0 Ebenezer Road (northwest corner of McVean Drive and Queen Street East on Ebenezer Road), Ward 8, File: OZS-2025-0041

PDC004-2026

1. That the presentation from Nitika Jagtiani, Planner, Development Services, to the Planning and Development Committee Meeting of January 19, 2026, re: Application to Amend the Official Plan and Zoning By-law, Candevcon Group Inc., Massi Place Inc., 0 Ebenezer Road (northwest corner of McVean Drive and Queen Street East on Ebenezer Road), Ward 8, File: OZS-2025-0041, **be received**; and
2. That the correspondence from Rohan Harshaka Manikku, Brampton Resident, dated December 29, 2025, re: Application to Amend the Official Plan and Zoning By-law, Candevcon Group Inc., Massi Place Inc., 0 Ebenezer Road (northwest corner of McVean Drive and Queen Street East on Ebenezer Road), Ward 8, File: OZS-2025-0041, to the Planning and Development Committee Meeting of January 19, 2026, **be received**.

Carried

6.3 File: OZS-2025-0042 - Public Meeting

Application to Amend the Official Plan, Gagnon Walker Domes Ltd, Soneil Markham Inc., 2 County Court Boulevard, Ward 3, File: OZS-2025-0042

PDC005-2026

1. That the presentation from Nicole Hanson, Principal Planner, Development Services, to the Planning and Development Committee Meeting of January 19, 2026, re: Application to Amend the Official Plan,

Gagnon Walker Domes Ltd, Soneil Markham Inc., 2 County Court Boulevard, Ward 3, File: OZS-2025-0042, **be received**;

2. That the following delegations re: Application to Amend the Official Plan, Gagnon Walker Domes Ltd, Soneil Markham Inc., 2 County Court Boulevard, Ward 3, File: OZS-2025-0042, to the Planning and Development Committee Meeting of January 19, 2026, **be received**; and
 1. Anish Kumar Nayyar, Brampton Resident
 2. Vera Davis, Brampton Resident, audio
 3. Richard Domes, Gagnon Walker Domes
 4. Brian Clarke, Brampton Resident
3. That the following correspondence re: Application to Amend the Official Plan, Gagnon Walker Domes Ltd, Soneil Markham Inc., 2 County Court Boulevard, Ward 3, File: OZS-2025-0042, to the Planning and Development Committee Meeting of January 19, 2026, **be received**:
 1. Anish Kumar Nayyar, Brampton Resident, dated January 1, 2026
 2. Sue Thomas, Brampton Resident, dated January 19, 2026.

Carried

6.4 File: OZS-2025-0044 - Public Meeting

Application to Amend the Official Plan and Zoning By-law, Gagon Walker Domes Ltd., 1986096 Ontario Inc., 126 Nelson Street West, Ward 1, File: OZS-2025-0044

PDC006-2026

That the presentation from Ellis Lewis, Planner, Development Services, to the Planning and Development Committee Meeting of January 19, 2026, re: Application to Amend the Official Plan and Zoning By-law, Gagon Walker Domes Ltd., 1986096 Ontario Inc., 126 Nelson Street West, Ward 1, File: OZS-2025-0044, **be received**.

Carried

6.6 File: OZS-2025-0056 - Public Meeting

Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, West Humber River Developments Inc., Boston Group Genesis, 10309-10434 McVean Drive, Ward 10, File: OZS-2025-0056

PDC007-2026

1. That the presentation from Aferdita Dzaferovska, Strategic Leader, Planning, Building and Growth Management, to the Planning and Development Committee Meeting of January 19, 2026, re: Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, West Humber River Developments Inc., Boston Group Genesis, 10309-10434 McVean Drive, Ward 10, File: OZS-2025-0056, **be received**; and
2. That the following delegations re: Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, West Humber River Developments Inc., Boston Group Genesis, 10309-10434 McVean Drive, Ward 10, File: OZS-2025-0056, to the Planning and Development Committee Meeting of January 19, 2026, **be received**:
 1. Dharam Tiwana, Brampton Resident
 2. Harman Walia, Brampton Resident

Carried

7. Planning Applications

^ 7.1 File: OZS-2023-0040

Application to Amend the Zoning By-law, Manga (Queen) Inc., c/o Gagan Walker Domes Ltd., 249 Queen Street East, Ward 3, File: OZS-2023-0040

PDC008-2026

1. That the report from Steve Ganesh, Commissioner, Planning, Building and Growth Management, and Jan Salaya, Planner, Development Services, to the Planning and Development Committee Meeting of January 19, 2026, re: Application to Amend the Zoning By-law, Manga (Queen) Inc., c/o Gagan Walker Domes Ltd., 249 Queen Street East, Ward 3, File: OZS-2023-0040, **be received**;

2. That the application to amend the Zoning By-law submitted by GWD Ltd., on behalf of Manga (Queen) Inc., Ward 3, File OZS-2023-0040, **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, for reasons set out in this recommendation report;
3. That the amendments to the Zoning By-law, generally in accordance with Attachment 11 attached to this report, **be approved**;
4. That the implementing by-law **be forwarded to Council for enactment** only when the following items have been advanced appropriately to the satisfaction of the noted individuals;
 - a. Tertiary Plan and its supporting studies to the satisfaction of the Commissioner of Planning, Building and Growth Management;
 - b. Environmental Site Assessments (Stage I and II) are provided to the satisfaction of the City's Commissioner of Planning, Building and Growth Management,
 - c. An addendum to the Traffic Impact Study (TIS) to provide an acceptable functional design for interim turning movements from the site to Hansen Road is provided to the City's Commissioner of Public Works,
 - d. A Functional Servicing Report (FSR) to the Satisfaction of the Region's Commissioner of Public Works
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; and
6. That the correspondence from Sia May, Brampton Resident, dated January 15, 2026, re: Application to Amend the Zoning By-law, Manga (Queen) Inc., c/o Gagan Walker Domes Ltd., 249 Queen Street East, Ward 3, File: OZS-2023-0040, to the Planning and Development Committee Meeting of January 19, 2026, **be received**.

Carried

Application to Amend the Official Plan and Zoning By-law, Chatrath Holdings Inc., Glen Schnarr and Associates Inc., 1466, 1478, and 1490 Queen Street West and 9021 and 9025 Creditview Road, Ward 5, File: OZS-2025-0002

PDC009-2026

1. That the report from Steve Ganesh, Commissioner, Planning, Building and Growth Management, and Marcia Razao, Planner, Development Services, to the Planning and Development Committee Meeting of January 19, 2026, re: Application to Amend the Official Plan and Zoning By-law, Chatrath Holdings Inc., Glen Schnarr and Associates Inc., 1466, 1478, and 1490 Queen Street West and 9021 and 9025 Creditview Road, Ward 5, File: OZS-2025-0002, **be received**;
2. That the application to amend the Official Plan and Zoning By-law submitted by Chatrath Holdings Inc. c/o Glen Schnarr & Associates Inc., Ward 5, File OZS-2025-0002, **be approved** on the basis that it represents good planning, has regard for the Planning Act, including that it 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 Credit Valley 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**; and
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.

Carried

8. Staff Reports

- 8.1 Staff Report by Vikram Hardatt, Principal Planner/Supervisor, Integrated City Planning, and Richa Dave, Project Manager, Transportation Planning, re: Heritage Heights Transportation Master Plan

PDC010-2026

1. That the report from Vikram Hardatt, Principal Planner/Supervisor, Integrated City Planning, and Richa Dave, Project Manager, Transportation Planning, to the Planning and Development Committee Meeting of January 19, 2026, re: Heritage Heights Transportation Master Plan, **be received**;
2. That the recommended multi-modal transportation network and implementation strategy outlined in the Heritage Heights Transportation Master Plan, which supports the land use plan and the forecasted travel demand for the area while encouraging the use of sustainable transportation modes, **be endorsed** by Council;
3. That a Notice of Study Completion for the Heritage Heights Transportation Master Plan **be issued** to initiate a 30-day review period, in accordance with the requirements for a Municipal Class Environmental Assessment;
4. That prior to adoption of each precinct plan, **staff will monitor and report on the preferred transportation network to inform Council** of any transportation implications. Through the planning of the Secondary Plan and monitoring program, staff will ensure that schools will not be located on collector roads and inform of levels of service and operational impacts;
5. That the delegation from Sylvia Roberts, Brampton Resident, re: Heritage Heights Transportation Master Plan, to the Planning and Development Committee Meeting of January 19, 2026, **be received**;
6. That the following delegations re: Heritage Heights Transportation Master Plan, to the Planning and Development Committee Meeting of January 19, 2026, **be referred to staff for consideration**; and
 1. Ron Hendrix, Catholic Cemeteries and Funeral Services
 2. David Tang, Miller Thomson LLP, on behalf of Catholic Cemeteries and Funeral Services
7. That the correspondence from David Tang, Miller Thomson LLP, on behalf of Catholic Cemeteries and Funeral Services, dated January 16, 2026, re: Heritage Heights Transportation Master Plan, to the Planning and Development Committee Meeting of January 19, 2026, **be referred to staff**.

Carried

9. Committee Minutes

^ 9.1 Minutes - Active Transportation Advisory Committee - December 9, 2025

The following motion was approved on consent:

PDC011-2026

That the Minutes of the Active Transportation Advisory Committee meeting of December 9, 2025, Recommendations ATC036-2025 – ATC043-2025, to the Planning and Development Committee Meeting of January 16, 2026, **be approved.**

The recommendations were approved as follows:

ATC036-2025

That the agenda for the Active Transportation Advisory Committee Meeting of December 9, 2025, be approved, as published and circulated.

ATC037-2025

That the delegation from David Laing, Chair, BikeBrampton, to the Active Transportation Advisory Committee Meeting of December 9, 2025, re: **The Impact of Provincial Legislation, Specifically Bill 60 on the Implementation of the City's Active Transportation Strategy**, be received.

ATC038-2025

That the presentation by Cindy Evans, Citizen Member, Brampton Resident, to the Active Transportation Advisory Committee Meeting of December 9, 2025, re: **Ideas for 2026 Community Rides**, be received.

ATC039-2025

1. That the presentation by Stephen Laidlaw, Co-Chair, to the Active Transportation Advisory Committee Meeting of December 9, 2025, re: **School Zone Speed Reduction in Brampton**, be received; and,
2. Whereas the City of Mississauga and other surrounding municipalities have already reduced the posted speed limits in school zones to 30 km/h; and,

Whereas the Hospital For Sick Kids has found a 28% reduction in pedestrian/vehicle collision, in a study of the adoption of 30 km/h school zone speed limits in Toronto; and,

Whereas the speed reduction to 30 km/h in school zones would be in line with the City of Brampton commitment to Vision Zero; and,

Whereas the provincial government has publicly committed to funding such speed reduction measures, in the manner of signage; and,

Therefore be it resolved that it is the position of the Active Transportation Advisory Committee that Council have Traffic Operation staff review and consider a reduction of school zone speed limits to 30 km/h.

ATC040-2025

That the verbal update by Fernanda Soares, Project Manager, Active Transportation, Planning Building and Growth Management, to the Active Transportation Advisory Committee Meeting of December 9, 2025, re: **The 2025 Work Plan**, be received.

ATC041-2025

Whereas the success of Brampton's Mobility Plan is highly dependent on increasing the mode share for sustainable transportation options including walking, cycling and micromobility,

Whereas failure to increase active transportation mode share will likely result in growing rates of traffic congestion leading to economic harm, increased health related risks and higher carbon emissions,

Whereas increasing the percentage of trips taken by pedestrians, cyclists or micromobility device users is dependent on the city providing a transportation network that meets high design and maintenance standards for safety, convenience, comfort, and connectedness,

Whereas the current Mobility Plan calls for a variety of bike lane types to be installed on many roads, and that this strategy represents the most expeditious and most cost-effective approach to completing the active transportation network while achieving the standards noted above,

Whereas the Ontario government's Bill 60 now bans Brampton from removing vehicle traffic lanes to install bike lanes,

Whereas the City of Toronto proposes to reconfigure roads allowing bike and traffic lanes to coexist by making efficient use of available road space,

Therefore be it resolved that it is the position of the Active Transportation Advisory Committee, that:

1. Council direct staff to reevaluate the Brampton Mobility Plan in light of Bill 60; and,
2. Staff report back to the Active Transportation Advisory Committee on which streets in Brampton could receive similar treatment to that being proposed in Toronto as part of the Active Transportation Master Plan update and to prioritize Active Transportation network infrastructure projects; and,
3. Sufficient funds be included in the city's budget each year to build prioritized projects such that the network can be completed within the planning period.

The motion be referred to the mayor's budget process.

ATC042-2025

That the Correspondence from Amanda Mcilveen, Manager, Transportation Right of Way and Safety, to the Active Transportation Advisory Committee Meeting of December 9, 2025, re: **Leading Pedestrian Intervals (LPI) in the City of Brampton**, be received.

ATC043-2025

That the Active Transportation Advisory Committee do now adjourn to meet again on Tuesday, February 10, 2026, at 7:00 p.m. or at the call of the Chair.

Carried

^ 9.2 Minutes - Brampton Heritage Board - December 16, 2025

The following motion was approved on consent:

PDC012-2026

That the Minutes of the Active Transportation Advisory Committee meeting of December 9, 2025, Recommendations BHB054-2025 – BHB060-2025, to the Planning and Development Committee Meeting of January 16, 2026, **be approved**.

The recommendations were approved as follows:

BHB054-2025

That the agenda for the Brampton Heritage Board meeting of December 16, 2025 be approved as published and circulated.

BHB055-2025

1. That the report from Rawan Osman, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board meeting of December 16, 2025, re: **Heritage Designation of 93 Scott Street - Ward 1**, be received;
2. That designation of the property at 93 Scott Street under Part IV, Section 29 of the Ontario Heritage Act (the "Act") be approved;
3. That staff be authorized to publish and serve the Notice of Intention to Designate for the property at 93 Scott Street in accordance with the requirements of the Act;
4. That, if no objections to the designation are received, a by-law be passed to designate the subject property;
5. That, if any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Land Tribunal, and;
6. That staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

BHB056-2025

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of December 16, 2025, re: **Heritage Designation of St. Mary's Cemetery (0 Airport Road) - Ward 10**, be received;
2. That heritage staff work with Cemetery Services and other relevant City Departments to create and implement a Commemoration Plan for the St. Mary's Cemetery and onsite remnants of the former Anglican church;
3. That designation of the property at 0 Airport Road under Part IV, Section 29 of the Ontario Heritage Act (the "Act") be approved;
4. That staff be authorized to publish the Notice of Intention to Designate for the property at 0 Airport Road in accordance with the requirements of the Act;
5. That if no objections to the designation are received, a by-law be passed to designate the subject property;

6. That if any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Land Tribunal, and,
7. That staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

BHB057-2025

1. That the report from Rawan Osman, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of December 16, 2025, re: **Recommendation Report – Heritage Impact Assessment, 17 Chapel Street – Ward 1**, be received;
2. That the Heritage Impact Assessment for 17 Chapel Street dated October 2025, and revised November 2025 be deemed complete;
3. That the following recommendations, as per the Heritage Impact Assessment, 17 Chapel Street, to mitigate potential adverse impacts to the heritage attributes of the property and adjacent heritage properties, be received and followed:
 - i. Indirect adverse impacts are possible from noise and vibration due to the proximity of the setback between 27 John Street (the Telephone Exchange building) and the construction footprint of the proposed addition. The HIA recommends pre- and post-construction assessment by a qualified engineer, including photographic documentation of baseline conditions. Engagement with the adjacent property owner will be required to coordinate permission to access the property and undertake the assessment.
 - ii. A Conservation Plan prepared in accordance with the City's Heritage Conservation Plan Terms of Reference should be prepared to address interim stabilization measures for the building prior to, during, and following construction activities. It should also provide the framework for and details of conservation, restoration, and adaptive re-use efforts for the building and outline the conservation approach, actions required by trades during project work, and establish an implementation schedule.
 - iii. Temporary protection measures should be prepared and shared with contractors which clearly identifies:
 - The location of the adjacent heritage properties at 14 Chapel Street, 27 John Street, and 32 John Street;

- The route for access to the site and the delivery of materials and equipment;
- Staging and storage locations for materials and equipment. Staging and storage should avoid, to the extent possible, the adjacent heritage property at 27 John Street;
- Based on the locations of staging, storage, and access, fencing or flagging is recommended around the Property; and
- A fire and security plan.

BHB058-2025

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of December 16, 2025, re: **Recommendation Report – Heritage Impact Assessment, 150 Central Park Drive (former Bramalea Civic Centre) – Ward 7**, be received;
2. That the Heritage Impact Assessment, 150 Central Park Drive dated 24 September 2024, and revised 12 March 2025 be deemed complete;
3. That the following recommendations, as per the Cultural Heritage Value Evaluation of the property, be received:
 - i. That the property meets six out of nine criteria under Ontario Regulation 9/06 for design/physical, historical/associative and contextual value, thus is determined to possess Cultural Heritage Value or Interest.
4. That the following recommendations, as per the Impact Assessment of 150 Central Park Drive, be received and followed:
 - i. That the proposed development would have minor impact on the cultural heritage value of the building. The Civic Centre’s exterior and character-defining elements are in good condition and can remain in situ without extensive repair or replacement.
 - ii. That the selective conservation treatment allows for the sensitive transformation of the property and building for continued use.
 - iii. That a commemorative exterior or interior plaque or signage is also recommended.

BHB059-2025

1. That the report from Johanna Keus, Assistant Heritage Planner, Integrated City Planning to the Brampton Heritage Board Meeting of September 9th, 2025, re: Part IV Designation Recommendation Report – 10100 The Gore Road – Ward 10, be received;
2. That the designation of the property known as 10100 The Gore Road under Part IV, Section 29 of the Ontario Heritage Act (the “Act”) be approved;
3. That staff be authorized to publish and serve the Notice of Intention to Designate for the property at 10100 The Gore Road in accordance with the requirements of the Act;
4. That in the event no objections to the designation are received, a by-law be passed to designate the subject property;
5. That in the event any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Land Tribunal, and;
6. That staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council’s decision to designate the subject property.

BHB060-2025

That Brampton Heritage Board do now adjourn to meet again on January 20, 2026 at 7:00 p.m.

Carried

16. Adjournment

PDC013-2026

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on February 2, 2026, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair