



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, February 13, 2023

- Members Present:
- Regional Councillor M. Palleschi - Wards 2 and 6
 - Deputy Mayor H. Singh - Wards 9 and 10
 - Regional Councillor R. Santos - Wards 1 and 5
 - Regional Councillor P. Vicente - Wards 1 and 5
 - Regional Councillor N. Kaur Brar - Wards 2 and 6
 - Regional Councillor D. Keenan - Wards 3 and 4
 - Regional Councillor M. Medeiros - Wards 3 and 4
 - Regional Councillor P. Fortini - Wards 7 and 8
 - Regional Councillor G. Toor - Wards 9 and 10
 - City Councillor R. Power - Wards 7 and 8
 - Mayor Patrick Brown (ex officio)
- Staff Present:
- Steve Ganesh, Commissioner, Planning, Building and Growth Management
 - Andrea Peebles, Legal Counsel, Legal Services
 - Allan Parsons, Director, Planning, Building and Growth Management
 - Henrik Zbogor, Director, City Planning and Design
 - Doug Rieger, Director, Transit Development
 - Cindy Hammond, Director, Planning, Building and Growth Management
 - Michael Heralall, Director, Environment and Development Engineering
 - David Vanderberg, Manager, Planning Building and Economic Development
 - Claudia LaRota, Supervisor, Planning, Building and Growth Management
 - Alex Sepe, Supervisor, Development Services
 - Kelly Henderson, Supervisor, Development Services
 - David Monaghan, Supervisor, Public Works and Engineering
 - Shahinaz Eshesh, Planner, City Planning and Design

Michelle Gervais, Planner, City Planning and Design
Marco Gerolini, Planner, Development Services
Nitika Jagtiani, Planner, Development Services
Noel Cubacub, Planner, Development Services
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Clara Vani, Legislative Coordinator

1. Call to Order

The meeting was called to order at 7:03 p.m. and adjourned at 9:24 p.m.

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

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

Members absent during roll call: Deputy Mayor Singh (Arrived 7:28 p.m.)

2. Approval of Agenda

PDC017-2023

That the agenda for the Planning and Development Committee Meeting of February 13, 2023, be approved as amended:

Chair Palleschi proposed a variation to the order of the agenda to deal with Item 7.5 after Item 7.3 of the Staff Presentations and Planning Reports, and the City Clerk outlined additional delegations and correspondence received for this meeting.

To vary the order to deal with Item 7.5 after Item 7.3; and

To add:

6.1 - Delegation re: Item 7.3 - Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Korsiak Urban Planning – 1879 Queen Street West, Ward 4, File: OZS-2020-0036:

1. Michael Cara, Counsel, Rotary Club of Brampton Glen Community Centre

6.2 - Delegation re: Item 7.5 - Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – Rotary Club of Brampton Community Centre, 1857 Queen Street West, Ward 4, File: OZS-2021-0018:

1. Michael Cara, Counsel, Rotary Club of Brampton Glen Community Centre

6.5 - Delegation re: City-Initiated Amendment to the Official Plan – Major Transit Station Areas, City-wide

1. Jasbir Singh, Brampton Resident

11.5 - Correspondence re Item 5.2 - City-Initiated Amendment to the Official Plan – Major Transit Station Areas, City-wide:

1. Andrew Walker - Gagnon Walker Domes, on behalf of Starbank Development Corporation, dated February 13, 2023
2. Andrew Walker - Gagnon Walker Domes, representing 17, 19, 23, 27, 31 and 35 Railroad Street, 48 and 50 Mill Street North and 55 and 59 Elizabeth Street North, dated February 13, 2023
3. Andrew Walker - Gagnon Walker Domes, representing on behalf of Claireville Holdings, dated February 13, 2023
4. Andrew Walker - Gagnon Walker Domes, on behalf of owners of 10, 26 Victoria Crescent, 376, 383, 387, 391 Orenda Road and 24 Bramalea Road, dated February 13, 2023

11.6 - Correspondence - re Item 7.6 - Application to Amend the Zoning By-law for a Temporary Period of Three Years, Glen Schnarr & Associates Inc. – 2769197 Ontario Inc., 8195 Winston Churchill Boulevard, Ward 6, File: OZS-2022-0016:

1. Andrew Walker, Gagnon Walker Domes Professional Planner, representing Maple Lodge Farms Ltd., dated February 13, 2023

Carried

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

Nil

4. **Consent Motion**

The following items listed with a caret (^) were considered to be routine and non-controversial by the Committee and were approved at one time:

7.1, 7.4, 7.6, 8.1, and 11.6

The following motion was considered.

PDC018-2023

That the following items to the Planning and Development Committee Meeting of February 13, 2023, be approved as part of the Consent Motion:

(7.1, 7.4, 7.6, 8.1, and 11.6)

5. **Statutory Public Meeting Reports**

- 5.1 Staff Report re: City-initiated Official Plan Amendment and Zoning By-law Amendment to Amend Additional Residential Units Regulations to Conform to Bill 23

Item 6.4 was brought forward and dealt with at this time.

Shahinaz Eshesh, Policy Planner, Planning, Building and Growth Management, presented an overview of the application that included legislative changes of Bill 23, background, additional residential units (ARUs), impacts of Bill 23, draft official plan and zoning bylaw amendments, planning framework summary, and next steps.

Committee consideration of the matter included concerns from the residents with respect to following:

- lot coverage for ARUs
- lot grading will not be in compliance with the City by-laws
- sewer systems and water supply not sufficient to support the increase in residents

Committee discussion on this matter included the following:

- parking spots for units
- limitations imposed by Bill 23 ARUs capping units to a maximum of three
- licensing of landlords

P. Fay, City Clerk, confirmed that no correspondence was received for this item.

The following motions were considered.

PDC019-2023

1. That the staff report re: **City-initiated Official Plan Amendment and Zoning By-law Amendment to Amend Additional Residential Units Regulations to Conform to Bill 23** to the Planning and Development Committee meeting of February 13, 2023, be received;
2. That staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation;
3. That a copy of this report and Council resolution be forwarded to the Region of Peel for information; and
4. That the following delegation re: City-initiated Official Plan Amendment and Zoning By-law Amendment to Amend Additional Residential Units Regulations to Conform to Bill 23 be received:
 1. Haroon Malik, Brampton Resident

Carried

5.2 Staff Report re: City-Initiated Amendment to the Official Plan – Major Transit Station Areas, City-wide

Items 6.5 and 11.5 were brought forward and dealt with at this time.

Michelle Gervais, Policy Planner, Planning, Building and Growth Management, presented an overview of the application that included city initiated official plan amendment, major transit station area (MTSA), MTSA objectives, background, proposed City initiated OPA, MTSA project timeline, and next steps.

Committee discussion on this matter included the following:

- limitations on maximum density were not mentioned by the Province
- Province initiated intensification proposal will cause additional pressure on all amenities
- impact on residents
- traffic studies
- consistencies with Metrolinx
 - staff confirmed Metrolinx has project site with updated studies

- extension of the Brampton Rapid Transit (BRT) along Queen Street to Mississauga Road
 - staff advised this route is considered a Metrolinx priority corridor

The following delegate addressed Committee and expressed his views, suggestions, and questions with respect to the subject application:

1. Jasbir Singh, Brampton Resident

Committee consideration of the matter included concerns from the residents with respect to the following:

- clarification on the Brampton Rapid Transit (BRT) along Queen Street to Mississauga Road

The following motions were considered.

PDC020-2023

1. That the staff report re: **City-Initiated Amendment to the Official Plan – Major Transit Station Areas, City-wide**, dated January 3, 2023, to the Planning and Development Committee meeting of February 13, 2023, be received,
2. That staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation; and
3. That the following correspondence re: City-Initiated Amendment to the Official Plan – Major Transit Station Areas, City-wide, to the Planning and Development Committee Meeting of February 13, 2023, be received:
 1. Mark McConville, Embee Properties Limited, dated February 7, 2023
 2. Rob McFarlane, Zelinka Priamo Ltd., dated February 10, 2023
 3. Lauren Capilongo, Malone Given Parsons Ltd., dated February 10, 2023
 4. Jonathan Rodger, Zelinka Priamo Ltd., dated February 10, 2023
 5. Dan Kraszewski, D.J.K. Land Use Planning, dated February 10, 2023
 6. Andrew Walker - Gagnon Walker Domes Professional Planner, representing "0" Steeles Avenue East, dated February 13, 2023
 7. Andrew Walker - Gagnon Walker Domes Professional Planner, representing 17, 19, 23, 27, 31 and 35 Railroad Street, 48 and 50 Mill

Street North and 55 and 59 Elizabeth Street North, dated February 13, 2023

8. Andrew Walker - Gagnon Walker Domes Professional Planner, representing 285 and 289 Queen Street, dated February 13, 2023
 9. Andrew Walker - Gagnon Walker Domes Professional Planner, representing 10 and 26 Victoria Crescent, 376, 383, 387 and 391 Orenda Road and 24 Bramalea Road, dated February 13, 2023
4. That the delegation re: City-Initiated Amendment to the Official Plan – Major Transit Station Areas, City-wide, to the Planning and Development Committee Meeting of February 13, 2023, be received:
1. Jasbir Singh, Brampton Resident

Carried

- 5.3 Staff Report re: Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. / Argo Summer Valley Limited, 12197 Hurontario Street, Ward 2, File: OZS-2022-0030

Item 11.4 was brought forward and dealt with at this time.

Marco Gerolini, Planner, Planning, Building and Growth Management, presented an overview of the application that included location of the subject lands, area context, proposal, official plan designation, secondary plan designation, zoning bylaw amendment, planning framework summary, issues and opportunities, and next steps.

P. Fay, City Clerk, confirmed that no requests for delegation were received for this item.

The following motions were considered.

PDC021-2023

1. That the staff report re: **Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. / Argo Summer Valley Limited, 12197 Hurontario Street, Ward 2, File: OZS-2022-0030**, dated January 20, 2023, to the Planning and Development Committee meeting of February 13, 2023, be received;
2. That staff be directed to report back to the Planning and Development Committee with the results of the public meeting and staff

recommendation, subsequent to the completion of circulation of the application and a comprehensive review of the proposal; and

3. That the following correspondence re: Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. / Argo Summer Valley Limited, 12197 Hurontario Street, Ward 2, File: OZS-2022-0030, to the Planning and Development Committee Meeting of February 13, 2023, be received:

1. Louise DeLaat, Brampton Resident, dated January 26, 2023
2. Mark Yarranton, KLM Planning Partners, dated February 8, 2023

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Korsiak Urban Planning – 1879 Queen Street West, Ward 4, File: OZS-2020-0036

Item 11.2 was brought forward and dealt with at this time.

Alison Bucking, Planner, Korsiak Urban Planning, presented an overview of the application that included the background, photos of the site views and apartment blocks.

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

1. Amrik Ahluwalia, Brampton Resident (Video Delegation)
2. John Brennan, Brampton Resident (Video Delegation)
3. Anthony Mason, Brampton Resident
4. Dianne Jones, Brampton Resident
5. Satinder Malhotra, Brampton Resident
6. Michael Cara, Counsel, Rotary Club of Brampton Glen Community Centre

Committee consideration of the matter included concerns from the residents with respect to the following:

- traffic congestion
- residents offered suggestions in previous meetings

- density will affect credit river environment
- existing home values will go down
- Brampton Rapid Transit (BRT) will take away traffic lane and will be years away
- insufficient hospitals and schools
- environmentally sensitive area
- the project at 1879 Queen Street West requires an easement over the Rotary lands to function

(See also related Item 7.3 - Recommendation PDC026-2023.)

The following motions were considered.

PDC022-2023

1. That the following delegations re: **Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Korsiak Urban Planning – 1879 Queen Street West, Ward 4, File: OZS-2020-0036**, to the Planning and Development Committee Meeting of February 13, 2023, be received:
 1. Alison Bucking, Korsiak Urban Planning
 2. Amrik Ahluwalia, Brampton Resident
 3. John Brennan, Brampton Resident
 4. Anthony Mason, Brampton Resident
 5. Dianne Jones, Brampton Resident
 6. Satinder Malhotra, Brampton Resident
 7. Michael Cara, Counsel, Rotary Club of Brampton Glen Community Centre
2. That the following correspondence re: Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Korsiak Urban Planning – 1879 Queen Street West, Ward 4, File: OZS-2020-0036, to the Planning and Development Committee Meeting of February 13, 2023, be received:
 1. Amrik Ahluwalia, Brampton Resident, dated February 13, 2023
 2. Azhar Malik, Brampton Resident, dated February 1, 2023

3. Dianne Jones, Brampton Resident, dated February 1, 2023
4. Anthony Jones, Brampton Resident, dated February 1, 2023
5. Kimberly Miedema, Brampton Resident, dated February 1, 2023
6. Mary King, Brampton Resident, dated February 2, 2023
7. Mairi Lindsey, Brampton Resident, dated February 2, 2023
8. Deepi Purba, Brampton Resident, dated February 3, 2023
9. Atul Kharbanda, Brampton Resident, dated February 3, 2023
10. Wendy Li, Brampton Resident, dated February 3, 2023
11. Inderpaul Sirpal, Brampton Resident, dated February 3, 2023
12. Pankaj Gupta, Brampton Resident, dated February 3, 2023
13. Shikha Gupta, Brampton Resident, dated February 3, 2023
14. Hardeepsingh Kocchar, Brampton Resident, dated February 3, 2023
15. Anna Cardosa, Brampton Resident, dated February 3, 2023
16. Devender Sharma, Brampton Resident, dated February 3, 2023
17. Idris Orughu, Brampton Resident, dated February 3, 2023
18. Keyur Shah, Brampton Resident, dated February 3, 2023
19. Vipul Shah, Brampton Resident, dated February 3, 2023
20. Cheryl Roy, Brampton Resident, dated February 3, 2023
21. Seema Passi, Brampton Resident, dated February 3, 2023
22. Winnie Chiu, Brampton Resident, dated February 3, 2023
23. Rupi Mitha, Brampton Resident, dated February 3, 2023
24. Alfin Mitha, Brampton Resident, dated February 3, 2023
25. Kultar Dhuck, Brampton Resident, dated February 3, 2023
26. Naushad Jeevraj, Brampton Resident, dated February 3, 2023
27. Olivia Chiu, Brampton Resident, dated February 3, 2023
28. Shaminder Gill, Brampton Resident, dated February 3, 2023
29. Evangengelos Tsinoglou, Brampton Resident, dated February 2, 2023

30. Ana Tsinoglou, Brampton Resident, dated February 2, 2023
31. Amarjit Babar, Brampton Resident, dated February 3, 2023
32. Raman Malik, Brampton Resident, dated February 3, 2023
33. Veronica Chiu, Brampton Resident, dated February 3, 2023
34. Jayesh Bhavsar, Brampton Resident, dated February 3, 2023
35. Binita Shah, Brampton Resident, dated February 4, 2023
36. Samir Shah, Brampton Resident, dated February 4, 2023
37. Credit Valley Residents Association, Brampton Resident, dated February 4, 2023
38. Anoop Joshi, Brampton Resident, dated February 4, 2023
39. Suku Nauranga, Brampton Resident, dated February 4, 2023
40. Bedi Daman, Brampton Resident, dated February 4, 2023
41. Arshi Singh, Brampton Resident, dated February 4, 2023
42. Taranbir Singh, Brampton Resident, dated February 4, 2023
43. Mahesh Lad, Brampton Resident, dated February 4, 2023
44. Hareesh Bhargav, Brampton Resident, dated February 4, 2023
45. Francis Roy, Brampton Resident, dated February 6, 2023
46. Jasbir Singh, Brampton Resident, dated February 4, 2023
47. Hitesh Patel, Brampton Resident, dated February 4, 2023
48. Bhavesh Mistry, Brampton Resident, dated February 4, 2023
49. Aura Mitha, Brampton Resident, dated February 4, 2023
50. Harkiran Gill, Brampton Resident, dated February 4, 2023
51. Jatinder Singh Gill, Brampton Resident, dated February 4, 2023
52. Prem Arora, Brampton Resident, dated February 4, 2023
53. DJ Sidhu, Brampton Resident, dated February 5, 2023
54. Avi Grewal, Brampton Resident, dated February 5, 2023
55. Tony Mason, Brampton Resident, dated February 5, 2023

56. Mariela Barazi, Brampton Resident, dated February 5, 2023
57. Ghassan Barazi, Brampton Resident, dated February 5, 2023
58. Geraldine Diaz Ceballos, Brampton Resident, dated February 5, 2023
59. Diane Baxter, Brampton Resident, dated February 5, 2023
60. Virginia Carlo, Brampton Resident, dated February 5, 2023
61. Douglas Russell, Brampton Resident, dated February 5, 2023
62. Siddharth Ganguly, Brampton Resident, dated February 5, 2023
63. Santokh Singh Sandal, Brampton Resident, dated February 5, 2023
64. Catherine Salarda, Brampton Resident, dated February 5, 2023
65. Connie Tavares, Brampton Resident, dated February 5, 2023
66. Kuljit Singh, Brampton Resident, dated February 5, 2023
67. Mohinder Pal Singh, Brampton Resident, dated February 5, 2023
68. Amarjit Rana, Brampton Resident, dated February 5, 2023
69. Nanci York-Brar, Brampton Resident, dated February 6, 2023
70. Bob Brar, Brampton Resident, dated February 6, 2023
71. Grace Sue-Chu, Brampton Resident, dated February 6, 2023
72. Jorrie Yau, Brampton Resident, dated February 6, 2023
73. Kelly Wilson, Brampton Resident, dated February 6, 2023
74. Terry Chapman, Brampton Resident, dated February 6, 2023
75. Meenakshi Dewan, Brampton Resident, dated February 6, 2023
76. Charlie Camilleri, Brampton Resident, dated February 6, 2023
77. Chand Dewan, Brampton Resident, dated February 6, 2023
78. Nancy Cosway, Brampton Resident, dated February 6, 2023
79. Steve Cosway, Brampton Resident, dated February 6, 2023
80. Nicole Camilleri, Brampton Resident, dated February 6, 2023
81. Paramjit Chahal, Brampton Resident, dated February 6, 2023
82. Dezi Yang, Brampton Resident, dated February 6, 2023

83. Doris Rajk, Brampton Resident, dated February 6, 2023
84. Elena Nestico, Brampton Resident, dated February 6, 2023
85. David Mew, Brampton Resident, dated February 6, 2023
86. Nanda Puchimada, Brampton Resident, dated February 7, 2023
87. Kultar Dhuck, Brampton Resident, dated February 7, 2023
88. Rosy Kumar, Brampton Resident, dated February 7, 2023
89. Satinder Malhotra, Brampton Resident, dated February 7, 2023
90. Sunny Zhan, Brampton Resident, dated February 7, 2023
91. Navin Ratra, Brampton Resident, dated February 7, 2023
92. Jackie and Danny Chiesa, Brampton Resident, dated February 7, 2023
93. Harmender Bhinder, Brampton Resident, dated February 7, 2023
94. Umesh Duaa, Brampton Resident, dated February 7, 2023
95. Prakashkumar Shah, Brampton Resident, dated February 8, 2023
96. Josie Henry, Brampton Resident, dated February 10, 2023
97. Peter Harvey, Brampton Resident, dated February 10, 2023

Carried

- 6.2 Delegation re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – Rotary Club of Brampton Community Centre, 1857 Queen Street West, Ward 4, File: OZS-2021-0018

Item 11.3 was brought forward and dealt with at this time.

Michael Gagnon, Planner, Gagnon Walker Domes was present for any questions.

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

1. Amrik Ahluwalia, Brampton Resident (Video Delegation played in Item 6.1)
2. John Brennan, Brampton Resident (Video Delegation played in Item 6.1)
3. Anthony Mason, Brampton Resident

4. Dianne Jones, Brampton Resident
5. Satinder Malhotra, Brampton Resident
6. Michael Cara, Counsel, Rotary Club of Brampton Glen Community Centre

Committee consideration of the matter included concerns from the residents with respect to the following:

- traffic congestion
- residents offered suggestions in previous meetings
- density will affect credit river environment
- existing home values will go down
- environmental features of already existing homes
- Brampton Rapid Transit (BRT) will take away traffic lane and will be years away
- insufficient hospitals and schools
- environmentally sensitive area
- issues with holding provision on Rotary lands
- significant departure of coordinated effort of both sites
- Bill 23 unclear how approvals will be managed by the Region

See Item 7.5 - Recommendation PDC028-2022.

The following motions were considered.

PDC023-2023

1. That the following delegations re: **Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – Rotary Club of Brampton Community Centre, 1857 Queen Street West, Ward 4, File: OZS-2021-0018**, to the Planning and Development Committee Meeting of February 13, 2023, be received:
 1. Amrik Ahluwalia, Brampton Resident
 2. John Brennan, Brampton Resident
 3. Anthony Mason, Brampton Resident
 4. Dianne Jones, Brampton Resident

5. Satinder Malhotra, Brampton Resident
 6. Marc DeNardis/Michael Gagnon, Gagnon Walker Domes Ltd.
 7. Michael Cara, Counsel, Rotary Club of Brampton Glen Community Centre
2. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – Rotary Club of Brampton Community Centre, 1857 Queen Street West, Ward 4, File: OZS-2021-0018, to the Planning and Development Committee Meeting of February 13, 2023, be received:
1. Amrik Ahluwalia, Brampton Resident, dated February 13, 2023
 2. Azhar Malik, Brampton Resident, dated February 1, 2023
 3. Dianne Jones, Brampton Resident, dated February 1, 2023
 4. Anthony Jones, Brampton Resident, dated February 1, 2023
 5. Kimberly Miedema, Brampton Resident, dated February 1, 2023
 6. Mary King, Brampton Resident, dated February 2, 2023
 7. Mairi Lindsey, Brampton Resident, dated February 2, 2023
 8. Deepi Purba, Brampton Resident, dated February 3, 2023
 9. Atul Kharbanda, Brampton Resident, dated February 3, 2023
 10. Wendy Li, Brampton Resident, dated February 3, 2023
 11. Inderpaul Sirpal, Brampton Resident, dated February 3, 2023
 12. Pankaj Gupta, Brampton Resident, dated February 3, 2023
 13. Shikha Gupta, Brampton Resident, dated February 3, 2023
 14. Hardeepsingh Kocchar, Brampton Resident, dated February 3, 2023
 15. Anna Cardosa, Brampton Resident, dated February 3, 2023
 16. Devender Sharma, Brampton Resident, dated February 3, 2023
 17. Idris Orughu, Brampton Resident, dated February 3, 2023
 18. Keyur Shah, Brampton Resident, dated February 3, 2023
 19. Vipul Shah, Brampton Resident, dated February 3, 2023
 20. Cheryl Roy, Brampton Resident, dated February 3, 2023

21. Seema Passi, Brampton Resident, dated February 3, 2023
22. Winnie Chiu, Brampton Resident, dated February 3, 2023
23. Rupi Mitha, Brampton Resident, dated February 3, 2023
24. Alfin Mitha, Brampton Resident, dated February 3, 2023
25. Kultar Dhuck, Brampton Resident, dated February 3, 2023
26. Naushad Jeevraj, Brampton Resident, dated February 3, 2023
27. Olivia Chiu, Brampton Resident, dated February 3, 2023
28. Shaminder Gill, Brampton Resident, dated February 3, 2023
29. Evangengelos Tsinoglou, Brampton Resident, dated February 2, 2023
30. Ana Tsinoglou, Brampton Resident, dated February 2, 2023
31. Amarjit Babar, Brampton Resident, dated February 3, 2023
32. Raman Malik, Brampton Resident, dated February 3, 2023
33. Veronica Chiu, Brampton Resident, dated February 3, 2023
34. Jayesh Bhavsar, Brampton Resident, dated February 3, 2023
35. Binita Shah, Brampton Resident, dated February 4, 2023
36. Samir Shah, Brampton Resident, dated February 4, 2023
37. Credit Valley Residents Association, Brampton Resident, dated February 4, 2023
38. Anoop Joshi, Brampton Resident, dated February 4, 2023
39. Suku Nauranga, Brampton Resident, dated February 4, 2023
40. Bedi Daman, Brampton Resident, dated February 4, 2023
41. Arshi Singh, Brampton Resident, dated February 4, 2023
42. Taranbir Singh, Brampton Resident, dated February 4, 2023
43. Mahesh Lad, Brampton Resident, dated February 4, 2023
44. Hareesh Bhargav, Brampton Resident, dated February 4, 2023
45. Francis Roy, Brampton Resident, dated February 6, 2023
46. Jasbir Singh, Brampton Resident, dated February 4, 2023

47. Hitesh Patel, Brampton Resident, dated February 4, 2023
48. Bhavesh Mistry, Brampton Resident, dated February 4, 2023
49. Aura Mitha, Brampton Resident, dated February 4, 2023
50. Harkiran Gill, Brampton Resident, dated February 4, 2023
51. Jatinder Singh Gill, Brampton Resident, dated February 4, 2023
52. Prem Arora, Brampton Resident, dated February 4, 2023
53. DJ Sidhu, Brampton Resident, dated February 5, 2023
54. Avi Grewal, Brampton Resident, dated February 5, 2023
55. Tony Mason, Brampton Resident, dated February 5, 2023
56. Mariela Barazi, Brampton Resident, dated February 5, 2023
57. Ghassan Barazi, Brampton Resident, dated February 5, 2023
58. Geraldine Diaz Ceballos, Brampton Resident, dated February 5, 2023
59. Diane Baxter, Brampton Resident, dated February 5, 2023
60. Virginia Carlo, Brampton Resident, dated February 5, 2023
61. Douglas Russell, Brampton Resident, dated February 5, 2023
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65. Connie Tavares, Brampton Resident, dated February 5, 2023
66. Kuljit Singh, Brampton Resident, dated February 5, 2023
67. Mohinder Pal Singh, Brampton Resident, dated February 5, 2023
68. Amarjit Rana, Brampton Resident, dated February 5, 2023
69. Nanci York-Brar, Brampton Resident, dated February 6, 2023
70. Bob Brar, Brampton Resident, dated February 6, 2023
71. Grace Sue-Chu, Brampton Resident, dated February 6, 2023
72. Jorrie Yau, Brampton Resident, dated February 6, 2023
73. Kelly Wilson, Brampton Resident, dated February 6, 2023

74. Terry Chapman, Brampton Resident, dated February 6, 2023
75. Meenakshi Dewan, Brampton Resident, dated February 6, 2023
76. Charlie Camilleri, Brampton Resident, dated February 6, 2023
77. Chand Dewan, Brampton Resident, dated February 6, 2023
78. Nancy Cosway, Brampton Resident, dated February 6, 2023
79. Steve Cosway, Brampton Resident, dated February 6, 2023
80. Nicole Camilleri, Brampton Resident, dated February 6, 2023
81. Paramjit Chahal, Brampton Resident, dated February 6, 2023
82. Dezi Yang, Brampton Resident, dated February 6, 2023
83. Doris Rajk, Brampton Resident, dated February 6, 2023
84. Elena Nestico, Brampton Resident, dated February 6, 2023
85. David Mew, Brampton Resident, dated February 6, 2023
86. Nanda Puchimada, Brampton Resident, dated February 7, 2023
87. Kultar Dhuck, Brampton Resident, dated February 7, 2023
88. Rosy Kumar, Brampton Resident, dated February 7, 2023
89. Satinder Malhotra, Brampton Resident, dated February 7, 2023
90. Sunny Zhan, Brampton Resident, dated February 7, 2023
91. Navin Ratra, Brampton Resident, dated February 7, 2023
92. Jackie and Danny Chiesa, Brampton Resident, dated February 7, 2023
93. Harmender Bhinder, Brampton Resident, dated February 7, 2023
94. Umesh Duaa, Brampton Resident, dated February 7, 2023
95. Prakashkumar Shah, Brampton Resident, dated February 8, 2023
96. Josie Henry, Brampton Resident, dated February 10, 2023
97. Peter Harvey, Brampton Resident, dated February 10, 2023

Carried

- 6.3 Possible Delegation re: Site Specific Amendment to the Sign By-law 399-2002, as amended, Lullaboo Nursery and Childcare Centre, 760 Wanless, Ward 6

Item 7.2 was brought forward and dealt with at this time.

P. Fay, City Clerk, confirmed that no delegation requests were received for this item.

The following motion was considered.

PDC024-2023

1. That the staff report re: **Site Specific Amendment to the Sign By-law 399-2002, as amended, Lullaboo Nursery and Childcare Centre, 760 Wanless, Ward 6**, to the Planning & Development Services Committee Meeting of February 13, 2023, be received; and
2. That a by-law be passed to amend Sign By-law 399-2002, as amended, to permit the proposed site-specific amendment.

Carried

- 6.4 Delegation re: City-initiated Official Plan Amendment and Zoning By-law Amendment to Amend Additional Residential Units Regulations to Conform to Bill 23

Dealt with under Item 5.1 - Recommendation PDC019-2023

- 6.5 Delegation re: City-Initiated Amendment to the Official Plan – Major Transit Station Areas, City-wide

Dealt with under Item 5.2 - Recommendation PDC020-2023

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: Application to amend the Zoning By-law and Draft Plan of Subdivision, KLM Planning Partners Inc. – Maplequest Ventures Inc. 11229 Torbram Road, Ward 10, File: OZS-2021-0024

The following motion was approved on consent.

PDC025-2023

1. That the staff report re: **Application to amend the Zoning By-law and Draft Plan of Subdivision, KLM Planning Partners Inc. – Maplequest Ventures Inc. 11229 Torbram Road, Ward 10, File: OZS-2021-0024,**

dated January 20, 2023, to the Planning and Development Committee meeting of February 13, 2023, be received;

2. That the Zoning By-law Amendment and the Draft Plan of Subdivision application submitted by KLM Planning Partners Inc. on behalf of Maplequest Ventures Inc. Ward 10, File: OZS-2021-0024 be approved, on the basis that it represents good planning, is consistent with Section 34 and 51(24) of the Planning Act, is consistent with the Provincial Policy Statement, and conforms to A Place to Grow: Growth plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendment to the Zoning By-law, generally in accordance with the attached Appendix 10 to this report be adopted; and
4. That no further notice of public meeting be required for the attached Zoning By-law Amendment to Section 34(17).

Carried

- 7.2 Staff Report re: Site Specific Amendment to the Sign By-law 399-2002, as amended, Lullaboo Nursery and Childcare Centre, 760 Wanless, Ward 6

Dealt with under Item 6.3 - Recommendation PDC024-2023

- 7.3 Staff Report re: Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Korsiak Urban Planning – 1879 Queen Street West, Ward 4, File: OZS-2020-0036

Committee discussion on this matter included the following:

- intensification pressures from the Province
- development being completed in the entire area
- meets the needs of a growing community
- adequate proposal
- proposal is clear

The following motions were considered.

PDC026-2023

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Korsiak Urban Planning –**

1879 Queen Street West, Ward 4, File: OZS-2020-0036, dated January 20, 2023, to the Planning and Development Committee of February 13, 2023 be received;

2. That the Official Plan, Zoning By-law and Draft Plan of Subdivision applications submitted by Korsiak Urban Planning, on behalf of Jim and Luisa Mocon (File: OZS-2020-0036) be approved, on the basis it represents good planning, consistent with the Provincial Policy Statement and conform to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official and the City's Official Plan for reasons set out in the Planning Recommendation Report dated June 1, 2022 attached to this report as Appendix 1;
3. That the amendment to the Official Plan, generally in accordance with the attached Appendix 2, be adopted;
4. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 3 be adopted; and
5. That no further notice or public meeting be required for the attached Official Plan Amendment and Zoning By-law Amendment as per section 22 (6.1) and Section 34 (10.4) of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.4 Staff Report re: Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, R Walters Planning – Walter Grdevich, 9052 Creditview Road, Ward 5, File: OZS-2021-0029

The following motion was approved on consent.

PDC027-2023

1. That the staff report re: **Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, R Walters Planning – Walter Grdevich, 9052 Creditview Road, Ward 5, File: OZS-2021-0029**, dated January 5, 2022, to the Planning and Development Committee Meeting of February 13, 2023, be received; and,
2. That the application for a Zoning By-law Amendment and Draft Plan of Subdivision submitted by R Walters Planning, on behalf of Walter Grdevich, (File: OZS-2021-0029 and 21T-21010B) be approved, on the basis that it represents good planning, it is consistent with the Provincial

Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;

3. That the amendment to the Zoning By-law generally in accordance with the attached Appendix 13 to this report be adopted; and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment and for a proposed Draft Plan of Subdivision pursuant to Section 34 (10.4) and Section 51 (20) of the Planning Act, R.S.O., as amended.

Carried

- 7.5 Staff Report re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – Rotary Club of Brampton Community Centre, 1857 Queen Street West, Ward 4, File: OZS-2021-0018

Committee discussion on this matter included the following:

- proposal along Queen Street is unclear
- development in the area should be similar in nature to existing or approved future developments
- residents suggestions disregarded

A motion was suggested to refuse the application.

During consideration of this item, committee voted unanimously in opposition of the item.

The following motion was considered and lost on a recorded vote.

PDC028-2023

1. *That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – Rotary Club of Brampton Community Centre, 1857 Queen Street West, Ward 4, File: OZS-2021-0018**, dated January 20, 2023, to the Planning and Development Committee of February 13, 2023 be received;*
2. *That the Official Plan and Zoning By-law Amendment submitted by Gagnon Walker Domes Ltd., on behalf of Rotary Club Of Brampton Glen Community Centre, Ward: 4, File: OZS-2021-0018, be approved, on the basis that they represent good planning, including that they are consistent*

with the Provincial Policy Statement, conform to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan for reasons set out in the Planning Recommendation Report dated June 1, 2022 attached to this report as Appendix;

3. *That the amendments to the Official Plan generally in accordance with the attached Appendix 2 to this report be adopted;*
4. *That the amendments to the Zoning By-law generally in accordance with the attached Appendix 3 to this report be adopted; and*
5. *That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22(6.1) and 34(17) of the Planning Act, R.S.O. cP. 13.*

Nay (10): Regional Councillor Palleschi, Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Kaur Brar, Regional Councillor Keenan, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power

Lost (0 to 10)

- 7.6 Staff Report re: Application to Amend the Zoning By-law for a Temporary Period of Three Years, Glen Schnarr & Associates Inc. – 2769197 Ontario Inc., 8195 Winston Churchill Boulevard, Ward 6, File: OZS-2022-0016

The following motion was approved on consent.

PDC029-2023

1. That the staff report re: **Application to Amend the Zoning By-law for a Temporary Period of Three Years, Glen Schnarr & Associates Inc. – 2769197 Ontario Inc., 8195 Winston Churchill Boulevard, Ward 6, File: OZS-2022-0016**, dated January 20, 2023, to the Planning and Development Committee Meeting of February 13, 2023, be received;
2. That the Temporary Zoning By-law Amendment application submitted by Glen Schnarr & Associates Inc. on behalf of 2769197 Ontario Inc., Ward: 6, File: OZS-2022-0016, be approved, on the basis that it is consistent with the *Planning Act* and the City's Official Plan for the reasons set out in this report;
3. That the amendments to the Zoning By-law, generally in accordance with Appendix 8 to this report, be adopted subsequent to the approval of the

following studies: Functional Servicing Report, Noise Study, Traffic Impact Study, and Environmental Impact Study; and

4. That the following correspondence re: Application to Amend the Zoning By-law for a Temporary Period of Three Years, Glen Schnarr & Associates Inc. – 2769197 Ontario Inc., 8195 Winston Churchill Boulevard, Ward 6, File: OZS-2022-0016 be received:
 1. Andrew Walker, Gagnon Walker Domes Professional Planner, dated February 13, 2023.

Carried

- 7.7 Staff Report re: Application to Amend the Official Plan and Zoning By-law, Crown-Jewel Corporation c/o HBNG Holborn Group – Malone Given Parsons Ltd. – 80 Bramalea Road, Ward 7, File: OZS-2021-0043

Item 11.1 was brought forward and dealt with at this time.

Committee would like to see a building with additional floors next to the Bramalea GO Station.

Staff advised the building was outside of the Major Transit Station Areas (MTSA) stations and is considered to be a reasonable height for the location.

Committee advised the proposal was approved years ago. The capacity of the land does not allow for larger buildings.

P. Fay, City Clerk, confirmed that no delegation requests were received for this item.

PDC030-2023

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Crown-Jewel Corporation c/o HBNG Holborn Group – Malone Given Parsons Ltd. – 80 Bramalea Road, Ward 7, File: OZS-2021-0043**, to the Planning and Development Committee Meeting of February 13, 2023, be received;
2. That the application to amend the Official Plan and Zoning By-law submitted by Crown-Jewel Corporation c/o HBNG Holborn Group be approved on the basis that it represents good planning, it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the

City's Official Plan, and for reasons set out in this Recommendation Report;

3. That the amendment to the Zoning By-law generally in accordance with the attached Appendix 11 to this report be adopted;
4. That the amendments to the Official Plan, generally in accordance with Appendix 12 of this report, be adopted;
5. That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22 and Section 34 of the Planning Act, R.S.O. c.P. 13, as amended; and
6. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Crown-Jewel Corporation c/o HBNG Holborn Group – Malone Given Parsons Ltd. – 80 Bramalea Road, Ward 7, File: OZS-2021-0043, be received:
 1. James Ward, Brampton Resident, dated November 15, 2021
 2. Kenneth Lobo, Brampton Resident, dated November 26, 2021
 3. Cindy Ward, Brampton Resident, dated November 29, 2021
 4. Teresa Ward, Brampton Resident, dated November 29, 2021

Carried

8. Committee Minutes

8.1 Minutes - Brampton Heritage Board - January 24, 2023

The following motion was approved on consent.

PDC031-2023

That the Minutes of the Brampton Heritage Board Committee meeting of January 24, 2023, Recommendations HB001-2023 - HB009-2023, to the Planning and Development Committee Meeting of February 13, 2023, be approved as published and circulated.

The recommendations were approved as follows:

HB001-2023

That the agenda for the Brampton Heritage Board meeting of January 24, 2023, be approved, as amended as follows:

To add:

12.4 - Verbal update from Steve Collie, Member, re: Highlights on Heritage - February 11, 2023

HB002-2023

1. That the report from Merissa Lompart, Assistant Heritage Planner, Planning, Building and Growth Management, dated December 29, 2022 to the Brampton Heritage Board Meeting of January 24, 2023, re: the Heritage Impact Assessment and Heritage Conservation Plan for 69 Elliott Street, Memorial Arena – Ward 3, be received; and
2. That the following recommendations as per the Heritage Impact Assessment by ATA Architects be followed:
 1. The schematic design of the addition has minimal impact on the heritage value of the Brampton Memorial Arena. Its form and massing complement the existing building and the addition is designed to be subordinate to the heritage arena. Refinement only is required.
 2. The architectural detailing of the addition requires further development to be fully compatible and sympathetic to the original building. Specific direction is noted in the HIA report that addresses that the design of the addition should borrow approaches and elements visible on the Arena exterior. Specific elements to be addressed include:
 - i. Structure cladding and roof line above the existing fascia line of the Hipel roof
 - ii. Consideration of the materials and articulation of the addition relative to the existing structure for compatibility and scale.
 - iii. Revise the window design for a continuous sill and variability in materials to emphasize horizontal nature of the window placement.
 - iv. Various brick and cladding options to enhance visual effect of the design and support compatibility with existing.
3. That the partial Heritage Conservation Plan prepared by ATA Architects Inc., which was included in the Heritage Impact Assessment pages 59-61 be referenced and followed as it addresses conservation requirements during construction and for the longer-term maintenance of the building. The Conservation Plan shall be amended and expanded and should further articulate the final design direction.
4. That the Heritage Conservation Plan be submitted and approved prior to the issuance of Demolition or Building Permits for the project.

HB003-2023

1. That the report from Harsh Padhya, Heritage Planner, Planning, Building and Growth Management, dated December 28, 2022, to the Brampton Heritage Board meeting of January 24, 2023, re: Heritage Impact Assessment – 8520 Creditview Road (Eldorado Park) – Ward 4 (File H.EX. 8520 Creditview Road) be received.

HB004-2023

1. That the report from Merissa Lompart, Assistant Heritage Planner, Planning, Building and Growth Management, dated, December 29, 2022, to the Brampton Heritage Board Meeting of January 24, 2021, re: Removal of Non-Designated Properties from the City of Brampton’s Municipal Register of Cultural Heritage Resources, be received; and,
2. That the Brampton Heritage Board recommend removal of the properties listed in this report from the City of Brampton’s Municipal Register of Cultural Heritage Resources as required under Part IV, Section 27 (4) of the Ontario Heritage Act (the “Act”) for approval by Council;
3. That, following approval by Council to remove properties listed in this report, staff be authorized to publish a Notice of Removal on the City of Brampton’s website, and to serve this Notice to applicable property owners.

HB005-2023

1. That the report from Merissa Lompart, Assistant Heritage Planner, Planning, Building and Growth Management, dated January 9, 2023 to the Brampton Heritage Board Meeting of January 24, 2023, regarding the Heritage Conservation Plan, 10431 The Gore Road – Ward 10, dated November 2022 be received; and,
2. That the following recommendations as per the Heritage Conservation Plan by WSP be followed:
 - a. Sympathetic rehabilitation of the house will retain the building’s late 19th century heritage attributes, reflect its changes through time, and accommodate contemporary use without compromising its authenticity or cultural heritage significance.
 - b. Secondary treatments, selected to conserve the heritage attributes of the 10431 The Gore Road for the future, are stabilization, preservation, and commemoration.

3. That the following conservation strategies be implemented. A complete and detailed explanation can be found in section 6 of the Heritage Conservation Plan.
 - a. Stabilize the structure
 - i. Monitor and secure
 - ii. Protect from adjacent construction
 - b. Rehabilitate
 - i. Draft architectural designs for a rehabilitated 10431 The Gore Road
 - ii. Relocate the structure
 - iii. Inspect the sill and floor joists, and repair or strengthen if necessary
 - iv. Build the concrete foundation with basement and seat the house
 - v. Repair the main block roof and features
 - vi. Repoint and repair masonry and install drainage system if required
 - vii. Install new wood windows and exterior doors
 - viii. Rehabilitate the interior
 - ix. Rehabilitate the setting
 - c. Preserve
 - i. Develop and follow a maintenance and monitoring program
 - d. Commemorate
 - i. Designate the 10431 The Gore Road property and erect an interpretive plaque
4. That the table in Section 7: Implementation Plan of the Heritage Conservation Plan be followed.
5. That any changes to the Heritage Conservation Plan must be approved by Heritage Staff prior to any work on the resource being done, and that Heritage Staff will keep the Brampton Heritage Board updated on the progression of this conservation project.

HB006-2023

1. That the Resignation of Basavaraj Toranagal, Member, to the Brampton Heritage Board meeting of January 24, 2023, be accepted.

HB007-2023

That the verbal update from Steve Collie, Member, to the Brampton Heritage Board Meeting of January 24, 2023, re: Highlights on Heritage, be received.

HB008-2023

1. That the report from Harsh Padhya, Heritage Planner, dated December 28, 2022, to the Brampton Heritage Board Meeting of January 24, 2023, re: Property Standards for Vacant Heritage Properties be received.

HB009-2023

That Brampton Heritage Board do now adjourn to meet again on February 21, 2023, or at the call of the Chair.

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Crown-Jewel Corporation c/o HBNG Holborn Group – Malone Given Parsons Ltd. – 80 Bramalea Road, Ward 7, File: OZS-2021-0043

Dealt with under Item 7.7 - Recommendation PDC030-2023

- 11.2 Correspondence re: Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Korsiak Urban Planning – 1879 Queen Street West, Ward 4, File: OZS-2020-0036

Dealt with under Item 6.1 Recommendation PDC022-2023

- 11.3 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – Rotary Club of Brampton Community Centre, 1857 Queen Street West, Ward 4, File: OZS-2021-0018

Dealt with under Item 6.2 - Recommendation PDC023-2023

- 11.4 Correspondence re: Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. / Argo Summer Valley Limited, 12197 Hurontario Street, Ward 2, File: OZS-2022-0030

Dealt with under Item 5.3 - Recommendation PDC021-2023

- 11.5 Correspondence re: City-Initiated Amendment to the Official Plan – Major Transit Station Areas, City-wide

Dealt with under Item 5.2 - Recommendation PDC020-2023

- 11.6 Correspondence re: Application to Amend the Zoning By-law for a Temporary Period of Three Years, Glen Schnarr & Associates Inc. – 2769197 Ontario Inc., 8195 Winston Churchill Boulevard, Ward 6, File: OZS-2022-0016

This Item was received on consent

Dealt with under Item 4 - Recommendation PDC018-2023

12. Councillor Question Period

Nil

13. Public Question Period

Nil

14. Closed Session

Nil

15. Adjournment

PDC032-2023

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, March 6, 2023, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor P. Palleschi, Chair