



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, June 5, 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
- Members Absent:**
- Mayor Patrick Brown (ex officio)
- Staff Present:**
- Steve Ganesh, Commissioner, Planning Building and Growth Management
 - Allan Parsons, Director, Development Services
 - Cindy Hammond, Director, Planning, Building and Growth Management
 - David Vanderberg, Manager, Planning Building and Economic Development
 - Angelo Ambrico, Manager, Development Services
 - Wang Kei (Edwin) Li, Planner, Development Services
 - Emma De Melo, Planner, Development Services
 - Arjun Singh, Planner, Development Services
 - Chinoye Sunny, Planner, Development Services
 - Andrew Ramsammy, Planner, Development Services
 - Alex Sepe, Supervisor, 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 8:10 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), Deputy Mayor Singh, 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: Nil

2. Approval of Agenda

PDC064-2023

That the agenda for the Planning and Development Committee Meeting of June 5, 2023, be approved as amended:

To Withdraw at the request of the Applicant:

Item 7.3 - Staff Report re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – Mario Matteo Silvestro, Guido D'Alesio and 2088205 Ontario Ltd. 22, 24, 26, 28 and 32 John Street, Ward 3, File: OZS-2022-0035.

To Add:

Item 6.1 - Delegations re: Item 5.2 - Application to Amend the Zoning By-law, MHBC Planning – on behalf of Patel Land & Developments Ltd., 8383 Mississauga Road, Ward 4, File: OZS-2023-0007:

4. Tony Eliopokolos, Brampton Resident

5. Inder Chopra, Brampton Resident

Item 11.2 - Correspondence re: Item 5.2 - Application to Amend the Zoning By-law, MHBC Planning – on behalf of Patel Land & Developments Ltd., 8383 Mississauga Road, Ward 4:

6. Namrata and Jay Archarya, Updated Petition on behalf of area residents, dated June 5, 2023

Item 6.4 - Delegation re: Item 5.4 - Application to Amend the Zoning By-law, Airport Highway 7 Developments Ltd. c/o Glen Schnarr and Associates Inc., 9125 Airport Road, Ward 8, File: OZS-2023-0012:

2. Sam Sarjeant, Brampton Resident

Carried

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

Nil

4. **Consent Motion**

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

7.1, 7.2, 11.1 and 11.2

PDC065-2023

That the following items to the Planning and Development Committee Meeting of June 5, 2023, be approved as part of the Consent Motion:

7.1, 7.2, 11.1 and 11.2

Carried

5. **Statutory Public Meeting Reports**

- 5.1 Staff Presentation re: Application to Temporarily Amend the Zoning By-law, Sutharsan & Family Holdings Ltd c/o Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-2023-0006

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

In response to the Chair's query if anyone present would like to see a presentation, no one responded. Therefore, the Chair proceeded to adjourn the public meeting on this item.

The following motion was considered.

PDC066-2023

1. That the Staff Presentation re: **Application to Temporarily Amend the Zoning By-law, Sutharsan & Family Holdings Ltd c/o Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-**

2023-0006, to the Planning and Development Committee meeting of June 5, 2023, be received; and

2. That the following correspondence re: Application to Temporarily Amend the Zoning By-law, Sutharsan & Family Holdings Ltd c/o Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-2023-0006, to the Planning and Development Committee meeting of June 5, 2023, be received:

1. Mark Condello, Glenn Schnarr and Associates Inc., on behalf of 47-1 Country Properties Limited and Castlemore Country Properties Limited, dated May 30, 2023.

Carried

- 5.2 Staff Presentation re: Application to Amend the Zoning By-law, MHBC Planning – on behalf of Patel Land & Developments Ltd., 8383 Mississauga Road, Ward 4, File: OZS-2023-0007

Items 6.1 and 11.2 were brought forward and dealt with at this time.

Edwin Li, Planner, Planning, Building and Growth Management, presented an overview of the application that included location overview, area context, development proposal, official plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, planning framework summary, issues and opportunities, and next steps.

Stefan Staicu, Planner, MacNaughton Hermsen Britton Clarkson Planning Ltd. (MHBC Planning) advised the proposal was in the early stages and was present for questions.

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

- existing home values will be decreased
- impact on residents in the area
- parking spots, residential streets will be expected to support shortage
- congestion on the roadways
- noise level during construction
- safety of the children during school hours
- entry points should be on Mississauga Road or Financial Drive

- shadowing effects
- area zoned for residential with the building it becomes commercial
- privacy for residential residents
- lack of information provided to the residents

PDC067-2023

1. That the Staff Presentation re: **Application to Amend the Zoning By-law, MHBC Planning – on behalf of Patel Land & Developments Ltd., 8383 Mississauga Road, Ward 4, File: OZS-2023-0007**, to the Planning and Development Committee meeting of June 5, 2023, be received;
2. That the following delegations re: Application to Amend the Zoning By-law, MHBC Planning – on behalf of Patel Land & Developments Ltd., 8383 Mississauga Road, Ward 4, File: OZS-2023-0007, to the Planning and Development Committee meeting of June 5, 2023, be received; and
 1. Stefan Staicu and Debra Walker, MHBC Planning
 2. Narasimha Murthy Balasubramanian, Brampton Resident
 3. Namrata and Jay Acharya, Brampton Resident
 4. Tony Eliopokolos, Brampton Resident
 5. Inder Chopra, Brampton Resident
3. That the following correspondence re: Application to Amend the Zoning By-law, MHBC Planning – on behalf of Patel Land & Developments Ltd., 8383 Mississauga Road, Ward 4, File: OZS-2023-0007, to the Planning and Development Committee meeting of June 5, 2023, be received;
 1. Raheel Jiwan, Brampton Resident, dated May 22, 2023
 2. Clive Picardo, Brampton Resident, dated May 23, 2023
 3. Narasimha Murthy Balasubramanian, Brampton Resident, dated May 26, 2023
 4. Sheikh Aslam, Brampton Resident, dated May 28, 2023
 5. Jag Patel, Brampton Resident, dated May 31, 2023
 6. Jay Acharya, Petition on behalf of Area Residents, dated June 1, 2023 and updated and submitted on June 5, 2023

Carried

- 5.3 Staff Presentation re: Application to Amend the Zoning By-law, Airport Highway 7 Developments Ltd. c/o Glen Schnarr and Associates Inc., 9125 Airport Road, Ward 8, File: OZS-2023-0012

In response to the Chair's query if anyone present would like to see a presentation, no one responded. Therefore, the Chair proceeded to adjourn the public meeting on this item.

The following motion was considered.

PDC068-2023

That the Staff Presentation re: **Application to Amend the Zoning By-law, Airport Highway 7 Developments Ltd. c/o Glen Schnarr and Associates Inc., 9125 Airport Road, Ward 8, File: OZS-2023-0012**, to the Planning and Development Committee meeting of June 5, 2023, be received.

Carried

- 5.4 Staff Presentation re: Application to Amend the Secondary Plan and Zoning By-law, Apoca Carpenters Limited – Candevcon Limited, 4584 Castlemore Road, Ward 10, File: OZS-2023-0008

Item 6.3 was brought forward and dealt with at this time.

Andrew Ramsammy, Planner, Planning, Building and Growth Management, presented an overview of the application that included location overview, area context, development proposal, official plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, planning framework summary, issues and opportunities, and next steps.

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

- privacy for residential residents
- environmental green space features of already existing homes
- concerns with height of the building

Staff commented the building would be ranging from two to four floors.

Additional comments from a resident included the following:

- support of the proposal

PDC069-2023

1. That the Staff Presentation re: **Application to Amend the Secondary Plan and Zoning By-law, Apoca Carpenters Limited – Candevcon Limited, 4584 Castlemore Road, Ward 10, File: OZS-2023-0008**, to the Planning and Development Committee meeting of June 5, 2023, be received; and
2. That the following delegations re: Application to Amend the Secondary Plan and Zoning By-law, Apoca Carpenters Limited – Candevcon Limited, 4584 Castlemore Road, Ward 10, File: OZS-2023-0008, to the Planning and Development Committee meeting of June 5, 2023, be received:
 1. Piyush Sheth, Brampton Resident
 2. Sam Sarjeant, Brampton Resident

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: Application to Amend the Zoning By-law, MHBC Planning – on behalf of Patel Land & Developments Ltd., 8383 Mississauga Road, Ward 4, File: OZS-2023-0007

Dealt with under Item 5.2 - Recommendation PDC067-2023

- 6.2 Delegation re: Ministerial Zoning Order Request, 545 Steeles Avenue West, Ward 4

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

David Charezenko, Planner, Bousfield Inc., requested consideration for Ministerial Zoning Order (MZO) submitted for the redevelopment of 545 Steeles Avenue West. The development would consist of commercial and residential units. The redevelopment would allow for all public health and safety concerns to be addressed.

Committee discussion on this matter included the following:

- proposal would revitalize the area
- eliminate the negative attention of the area
- addresses housing issues

- consultation with surrounding buildings i.e. Sheridan College and Holland Christian Homes
- ensure City of Brampton framework for MZO request are being met
- proposal was at Planning and Development Committee meeting of June 20, 2022

David Charezenko advised Committee of the following:

- stakeholder plan has been drafted and will be discussed with City Staff
- future engagement will be undertaken with neighbors in the area
- availability of 2500 square meters of non residential lands to the neighbors including a grocery store

Committee suggested that staff consider the following when reviewing the proposal:

- capabilities of servicing in the area
- project anticipated traffic

A motion was introduced to refer the correspondence on this matter to staff for consideration and a report thereon to the June 14, 2023 meeting of Council.

The following motion was introduced.

PDC070-2023

1. That the following delegation re: **Ministerial Zoning Order Request, 545 Steeles Avenue West, Ward 4**, to the Planning and Development Committee meeting of June 5, 2023, be received; and
 1. David Charezenko, Bousfields Inc., on behalf of Kingknoll Developments, dated May 26, 2023
2. That the following correspondence re: Ministerial Zoning Order Request, 545 Steeles Avenue West, Ward 4, to the Planning and Development Committee meeting of June 5, 2023, be **referred** to staff for consideration and report thereon to the June 14, 2023 meeting of Council:
 1. Correspondence from David Charezenko, Bousfields Inc., on behalf of Kingknoll Developments, dated May 26, 2023.

Carried

- 6.3 Delegation re: Application to Amend the Secondary Plan and Zoning By-law, Apoca Carpenters Limited – Candevcon Limited, 4584 Castlemore Road, Ward 10, File: OZS-2023-0008

Dealt with under Item 5.4 - Recommendation PDC069-2023

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. – Upper Mayfield Estates c/o Caliber Homes, 0, 5759 Mayfield Road, Ward 10, File: OZS-2022-0034

The following motion was approved on consent.

PDC071-2023

1. That the Staff Report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision, KLM Planning Partners Inc. – Upper Mayfield Estates c/o Caliber Homes, 0, 5759 Mayfield Road, Ward 10, File: OZS-2022-0034**, to the Planning and Development Committee Meeting of June 5, 2023, be received;
2. That the application for Zoning By-law Amendment and Draft Plan of Subdivision submitted by KLM Planning Partners Inc. on behalf of Caliber Homes be approved on the basis that 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 the 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 pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.2 Staff Report re: Application to Amend the Zoning By-law, Goldberg Group – Cedar City Greenvale Maytor Inc., Southwest corner of Mayfield Road and Torbram Road, Ward 9, File: C05E17.004

The following motion was approved on consent.

PDC072-2023

1. That the Staff Report re: **Application to Amend the Zoning By-law, Goldberg Group – Cedar City Greenvale Maytor Inc., Southwest corner of Mayfield Road and Torbram Road, Ward 9, File: C05E17.004**, to the Planning and Development Services Meeting of June 5, 2023 be received;
2. That the Application to Amend the Zoning By-law submitted by Goldberg Group on behalf of Cedar City Greenvale Maytor Inc., be endorsed, on the basis that it represents good planning, including that it is consistent with the Planning Act, and for the reasons set out in the Planning Recommendation Report dated May 17, 2023;
3. That a By-law attached hereto as Appendix 9 be passed to amend the Comprehensive Zoning By-law 270-2004, as amended; and
4. 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

- 7.3 Staff Report re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – Mario Matteo Silvestro, Guido D'Alesio and 2088205 Ontario Ltd. 22, 24, 26, 28 and 32 John Street, Ward 3, File: OZS-2022-0035

Dealt with (Withdrawn) under Approval of the Agenda - Recommendation PDC064-2023.

8. Committee Minutes

Nil

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence from Joanne Hyde, Clerk and Manager, Policy, Toronto and Region Conservation Authority (TRCA), dated May 15, 2023, re: Section 28 Regulation Mapping Annual Update

The following motion was approved on consent.

PDC073-2023

1. That the correspondence from the Toronto and Region Conservation Authority's (TRCA) 28 Regulation Mapping, dated May 15, 2023, to the Planning and Development Committee meeting of June 5, 2023 be received.

Carried

- 11.2 Correspondence re: Application to Amend the Zoning By-law, MHBC Planning – on behalf of Patel Land & Developments Ltd., 8383 Mississauga Road, Ward 4, File: OZS-2023-0007

The following motion was approved on consent.

Dealt with under Item 5.2 - Recommendation PDC067-2023

- 11.3 Correspondence re: Application to Temporarily Amend the Zoning By-law, Sutharsan & Family Holdings Ltd c/o Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-2023-0006

Dealt with under Item 5.1 - Recommendation PDC066-2023

- 11.4 Correspondence from David Charezenko, Bousfields Inc., on behalf of Kingknoll Developments, dated May 26, 2023 re: Ministerial Zoning Order Request, 545 Steeles Avenue West, Ward 4

Dealt with under Item 6.2 - Recommendation PDC070-2023

12. Councillor Question Period

Nil

13. Public Question Period

Nil

14. Closed Session

Nil

15. Adjournment

PDC074-2023

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, June 26, 2023, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair