



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, July 31, 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
- Staff Present:
- Steve Ganesh, Commissioner, Planning Building and Growth Management
 - Allan Parsons, Director, Development Services
 - David Vanderberg, Manager, Planning Building and Economic Development
 - Angelo Ambrico, Manager, Development Services
 - Francois Hemon-Morneau, Planner, Development Services
 - Emma De Melo, 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 7.11 p.m. and adjourned at 10:48 p.m.

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

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

Members absent during roll call: Nil

2. Approval of Agenda

PDC089-2023

That the agenda for the Planning and Development Committee Meeting of July 31, 2023, be approved as amended:

To add:

Item 6.3 re: Item 5.2 - Delegation re: Application to amend the Official Plan and Zoning By-law, KLM Planning Partners on behalf of Metrus Central Properties Inc., 0 Steeles Avenue West, Ward 4, File: OZS-2023-0014

1. Kulvir Singh Gill, Brampton Resident

Item 11.1 re Item 5.3 - Correspondence re: Application to amend the Official Plan and Zoning By-law, KLM Planning Partners on behalf of Metrus Central Properties Inc., 1735 Steeles Avenue West, Ward 6, File: OZS-2023-0015

1. Diane Maxworth, Brampton Resident, dated July 31, 2023
2. Manjit, Brampton Resident, dated July 31, 2023

Item 11.2 re Item 5.2 - Correspondence re: Application to amend the Official Plan and Zoning By-law, KLM Planning Partners on behalf of Metrus Central Properties Inc., 0 Steeles Avenue West, Ward 4, File: OZS-2023-0014

1. Diane Maxworth, Brampton Resident, dated July 31, 2023

2. Manjit, Brampton Resident, dated July 31, 2023

Item 11.6 - Correspondence re: Item 5.4 - Application to Amend the Zoning By-law, Official Plan and Draft Plan of Subdivision, 13743446 Canada Inc. c/o Blackthorn Development Corp., 9874 The Gore Road, Ward 8, File: OZS-2023-0017

1. Michael Gagnon, Gagnon Walker Domes, dated July 31, 2023

To withdraw:

Item 6.1 - Delegation re: City of Brampton Planning Application Fees - Planning Fees By-law 85-96:

1. Colin Chung, Glen Schnarr & Associates Inc.

Carried

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

Nil

4. Consent Motion

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

8.1

PDC090-2023

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

8.1

Carried

5. Statutory Public Meeting Reports

- 5.1 Staff Presentation re: Application to Amend the Zoning By-law, Avalon Developments c/o Weston Consulting, 137 Steeles Avenue West, Ward 4, File: OZS-2023-0018

Items 6.4 and 11.4 were brought forward and dealt with at this time.

Angelo Ambrico, Manager, Development Services, 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.

Martin Quarcoopome, Planner, Weston Consulting, presented an overview of the application that included the subject property, proposed development, ground floor plan, planning framework, City of Brampton official plan and MTSA boundary and, the tertiary plan.

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

1. Gabriel Virag, Brampton Resident
2. Sylvia Roberts, Brampton Resident

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

- shadowing effect on homes in the vicinity
- suggestions that a shadow study be completed both in winter and summer
- reconsideration of a new height for the buildings
- lack of designated handicap parking
- lack of bicycle parking spots

Staff commented that they are in the process of acquiring the shadow impact study.

The following motion was considered.

PDC091-2023

1. That the Staff Presentation re: **Application to Amend the Zoning By-law, Avalon Developments c/o Weston Consulting, 137 Steeles Avenue West, Ward 4, File: OZS-2023-0018** to the Planning and Development Committee meeting of July 31, 2023, be received;
2. That the following delegations re: Application to Amend the Zoning By-law, Avalon Developments c/o Weston Consulting, 137 Steeles Avenue West, Ward 4, File: OZS-2023-0018 to the Planning and Development Committee meeting of July 31, 2023, be received; and
 1. Martin Quarcoopome, Weston Consulting
 2. Marko Juricic, Brooklyn Contracting Inc.

3. Gabriel Virag, Brampton Resident
4. Sylvia Roberts, Brampton Resident
3. That the following correspondence re: Application to Amend the Zoning By-law, Avalon Developments c/o Weston Consulting, 137 Steeles Avenue West, Ward 4, File: OZS-2023-0018 to the Planning and Development Committee meeting of July 31, 2023, be received.
 1. A.F., Brampton Resident, dated July 25, 2023
 2. Colin Chung, Glenn Schnarr and Associates, on behalf of Newmark Developments Limited, dated July 28, 2023
 3. Alexander Suriano, Aird Berlis, on behalf of Hillside TO Properties Inc., dated July 28, 2023

Carried

- 5.2 Staff Presentation re: Application to amend the Official Plan and Zoning By-law, KLM Planning Partners on behalf of Metrus Central Properties Inc., 0 Steeles Avenue West, Ward 4, File: OZS-2023-0014

Items 6.3 and 11.2 were brought forward and dealt with at this time.

Emma Demelo, Planner, Development Services, 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.

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

1. Sean Bhagwandin, Brampton Resident
2. Dave Aeri, Brampton Resident - not present
3. Fazelah Ali, Brampton Resident
4. Anish Shah, Brampton Resident
5. Dhiren Mehta, Brampton Resident
6. Gaurav Yaksh, Brampton Resident
7. Sandeep Sharma, Brampton Resident

8. Amaritpal Gill, Brampton Resident
9. Major Singh, Brampton Resident
10. Jasmeet Singh, Brampton Resident - not present
11. Harshal Bhatt, Brampton Resident
12. Conrad Fernandes, Brampton Resident
13. Kanwar Deep Singh Bhatia, Brampton Resident
14. Sylvia Roberts, Brampton Resident
15. Marijana Neves, Brampton Resident
16. Kulvir Singh Gill, Brampton Resident
17. Wei Chen, Brampton Resident
18. Penny Dorka, Brampton Resident
19. Natasha Mercy, Brampton Resident
20. Niaeer Nazir, Brampton Resident
21. Nadir Khan, Brampton Resident

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

- concerns with the setbacks of the buildings
- privacy for residents
- existing home values will be decreased
- damage to homes in the area
- residential streets will be expected to support shortage of parking spots
- congestion on the roadways
- noise level during construction
- safety of the children during school hours
- concerns about the density that will be created by the number of buildings to be built
- loss of enjoyment of their homes

- lack of schools, hospitals, grocery stores, community centers and parks in the area
- elderly residents safety at risk
- lack of information provided to the residents
- insufficient transit in the area
- traffic study should be completed while schools are in operation
- shadowing effects

Staff commented they will be working with the applicant on the concerns raised by residents and the recommendation report will come back within six months.

The following motion was considered.

PDC092-2023

1. That the Staff Presentation re: **Application to amend the Official Plan and Zoning By-law, KLM Planning Partners on behalf of Metrus Central Properties Inc., 0 Steeles Avenue West, Ward 4, File: OZS-2023-0014** to the Planning and Development Committee meeting of July 31, 2023, be received;
2. That the following delegations re: Application to amend the Official Plan and Zoning By-law, KLM Planning Partners on behalf of Metrus Central Properties Inc., 0 Steeles Avenue West, Ward 4, File: OZS-2023-0014 to the Planning and Development Committee meeting of July 31, 2023, be received; and
 1. Sean Bhagwandin, Brampton Resident
 2. Dave Aeri, Brampton Resident - not present
 3. Keith MacKinnon, KLM Planning Partners Inc., Daren Steedman, DG Group
 4. Fazelah Ali, Brampton Resident
 5. Anish Shah, Brampton Resident
 6. Dhiren Mehta, Brampton Resident
 7. Gaurav Yaksh, Brampton Resident
 8. Sandeep Sharma, Brampton Resident
 9. Amaritpal Gill, Brampton Resident

10. Major Singh, Brampton Resident
 11. Jasmeet Singh, Brampton Resident - not present
 12. Harshal Bhatt, Brampton Resident
 13. Conrad Fernandes, Brampton Resident
 14. Kanwar Deep Singh Bhatia, Brampton Resident
 15. Sylvia Roberts, Brampton Resident
 16. Marijana Neves, Brampton Resident
 17. Kulvir Singh Gill, Brampton Resident
 18. Wei Chen, Brampton Resident
 19. Penny Dorka, Brampton Resident
 20. Natasha Mercy, Brampton Resident
 21. Niaeer Nazir, Brampton Resident
 22. Nadir Khan, Brampton Resident
3. That the following correspondence re: Application to Amend the Zoning By-law, Avalon Developments c/o Weston Consulting, 137 Steeles Avenue West, Ward 4, File: OZS-2023-0018 to the Planning and Development Committee meeting of July 31, 2023, be received.
1. Anna D'Agostino, Brampton Resident, dated July 14, 2023
 2. Vijar Ojar, Brampton Resident, dated July 19, 2023
 3. Conrad Fernandes, Brampton Resident, dated July 12, 2023
 4. Sean Bhagwandin and Aruna Ramgoolam, Brampton Residents, dated July 25, 2023
 5. Alison D., Brampton Resident, dated July 25, 2023
 6. Nighat Zaidi and Syed Riaz Mustafa, Brampton Residents, dated July 23, 2023
 7. Jaswinder Gill, Brampton Resident, dated July 26, 2023
 8. Binil Nair and Anulakshmy Binil Nair, Brampton Residents, dated July 26, 2023

9. Dharmali Shah - Petition - on behalf of Copper Ridge Community Residents, dated July 25, 2023
10. Prashant Nair, Brampton Resident, dated July 26, 2023
11. Amar Singh, Brampton Resident, dated July 26, 2023
12. AnuLakshmy Nair, Brampton Resident, dated July 25, 2023
13. Anish Shah, Brampton Resident, dated July 26, 2023
14. Ed Mandani, Brampton Resident, dated July 26, 2023
15. Yi Sun, Brampton Resident, dated July 26, 2023
16. Ms. Nazir, Brampton Resident, dated July 28, 2023
17. Gagandeep Malhotra, Brampton Resident, dated July 27, 2023
18. Kuldeep Panwar, Brampton Resident, dated July 30, 2023
19. Genevieve Balan, Brampton Resident, dated July 27, 2023
20. Niaeer Nazir, Brampton Resident, dated July 28, 2023
21. Kevin and Joanne Kim, Brampton Resident, dated July 28, 2023
22. Diane Maxworth, Brampton Resident, dated July 31, 2023
23. Manjit, Brampton Resident, dated July 31, 2023

Carried

- 5.3 Staff Presentation re: Application to amend the Official Plan and Zoning By-law, KLM Planning Partners on behalf of Metrus Central Properties Inc., 1735 Steeles Avenue West, Ward 6, File: OZS-2023-0015

Items 6.6 and 11.1 were brought forward and dealt with at this time.

Emma Demelo, Planner, Development Services, 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.

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

1. Kiran Johal, Brampton Resident

2. Joanne Hillion, Brampton Resident
3. Gagandeep Malhotra, Brampton Resident
4. Sylvia Roberts, Brampton Resident
5. Pramit Sheth, Brampton Resident
6. Judy Power, Brampton Resident

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

- shadowing effects
- expansion of Steeles Avenue and Financial Drive
- lack of sufficient grocery stores, long term care facilities, recreation centers, parks, hospitals, and schools
- residential streets will be expected to support shortage of parking spots
- increased crime
- existing home values will be decreased
- congestion on the roadways
- noise level during construction
- safety of the children during school hours
- lack of transit in the area
- concerns of about the number of buildings proposed
- insufficient transit in the area
- overcrowding

Staff commented they will be working with the applicant on the concerns raised by residents and the recommendation report will come back within six months.

The following motion was considered.

PDC093-2023

1. That the Staff Presentation re: **Application to amend the Official Plan and Zoning By-law, KLM Planning Partners on behalf of Metrus Central Properties Inc., 1735 Steeles Avenue West, Ward 6, File: OZS-**

2023-0015 to the Planning and Development Committee meeting of July 31, 2023, be received;

2. That the following delegations re: Application to amend the Official Plan and Zoning By-law, KLM Planning Partners on behalf of Metrus Central Properties Inc., 1735 Steeles Avenue West, Ward 6, File: OZS-2023-0015 to the Planning and Development Committee meeting of July 31, 2023, be received; and

1. Keith MacKinnon, KLM Planning Partners Inc., Daren Steedman, DG Group
2. Kiran Johal, Brampton Resident
3. Joanne Hillion, Brampton Resident
4. Gagandeep Malhotra, Brampton Resident
5. Sylvia Roberts, Brampton Resident
6. Pramit Sheth, Brampton Resident
7. Judy Power, Brampton Resident

3. That the following correspondence re: Application to amend the Official Plan and Zoning By-law, KLM Planning Partners on behalf of Metrus Central Properties Inc., 1735 Steeles Avenue West, Ward 6, File: OZS-2023-0015 to the Planning and Development Committee meeting of July 31, 2023, be received;

1. Ketan Patel, Brampton Resident, dated July 12, 2023
2. Babu Cherain, Brampton Resident, dated July 23, 2023
3. Connie Tran, Brampton Resident, dated July 24, 2023
4. Nighat Zaidi and Syed Riaz Mustafa, Brampton Residents, dated July 23, 2023
5. Joanne Hillion, Brampton Resident, dated July 27, 2023
6. Sarbjeet Sidhu, Brampton Resident, dated July 26, 2023
7. Fleming and Glynis Viegas, Brampton Residents, dated July 27, 2023
8. Gagandeep Malhotra, Brampton Resident, dated July 27, 2023
9. Sue, Brampton Resident, dated July 27, 2023
10. Genevieve Balan, Brampton Resident, dated July 27, 2023

11. Niaeer Nazir, Brampton Resident, dated July 28, 2023
12. Paul DaSilva, Brampton Resident, dated July 29, 2023
13. Diane Maxworth, Brampton Resident, dated July 31, 2023
14. Manjit, Brampton Resident, dated July 31, 2023

Carried

- 5.4 Staff Presentation re: Application to Amend the Zoning By-law, Official Plan and Draft Plan of Subdivision, 13743446 Canada Inc. c/o Blackthorn Development Corp., 9874 The Gore Road, Ward 8, File: OZS-2023-0017

Items 6.2 and 11.6 were brought forward and dealt with at this time.

François Hémon-Morneau, Planner, Development Services, 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.

Michael Gagnon, Planner, Gagnon Walker Domes, representing Fitzpatrick and Area Residential Association, outlined the residents ownership map, existing estate residential area and subject site, site plan, details of the proposal, photos of existing residential estate area, and the basis of the opposition to the applications by the residents.

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

1. Michael Gagnon, Gagnon Walker Domes Ltd.
2. Ken Singh, Fitzpatrick and Area Residential Association
3. Onorio Rocco, Fitzpatrick and Area Residential Association
4. Sarbjit Singh, Fitzpatrick and Area Residential Association

Committee consideration of the matter included concerns from the members of the Fitzpatrick and Area Residential Association with respect to following:

- Bylaw 270-2004 states the estate lots are for single detached dwelling
- area is zoned for low density and low intensity development
- proposal is out of character for estate neighborhood

- traffic and speeding concerns
- Fitzpatrick Road will be used as a bypass road
- shadowing effects
- privacy issues
- safety of the residents
- excessive noise
- quality of life for existing neighbors

Maurizio Rogato, Planner, Blackthorn Development, advised committee of the following:

- consultation between the Region of Peel and the City of Brampton was well over a year
- full serviced site location
- 3 metre back yard exception is to accommodate the double frontage
- an amenity area incorporated
- under utilized site

The following motion was considered.

PDC094-2023

1. That the Staff Presentation re: **Application to Amend the Zoning By-law, Official Plan and Draft Plan of Subdivision, 13743446 Canada Inc. c/o Blackthorn Development Corp., 9874 The Gore Road, Ward 8, File: OZS-2023-0017** to the Planning and Development Committee meeting of July 31, 2023, be received;
2. That the following delegations re: Application to Amend the Zoning By-law, Official Plan and Draft Plan of Subdivision, 13743446 Canada Inc. c/o Blackthorn Development Corp., 9874 The Gore Road, Ward 8, File: OZS-2023-0017 to the Planning and Development Committee meeting of July 31, 2023, be received; and
 1. Maurizio Rogato, Blackthorn Development Corp.
 2. Michael Gagnon, Gagnon Walker Domes Ltd.
 3. Ken Singh, Fitzpatrick and Area Residential Association

4. Onorio Rocco, Fitzpatrick and Area Residential Association
5. Sarbjit Singh, Fitzpatrick and Area Residential Association
3. That the following correspondence re: Application to Amend the Zoning By-law, Official Plan and Draft Plan of Subdivision, 13743446 Canada Inc. c/o Blackthorn Development Corp., 9874 The Gore Road, Ward 8, File: OZS-2023-0017 to the Planning and Development Committee meeting of July 31, 2023, be received;
 1. Onorio Rocco, Fitzpatrick and Area Residential Association, Petition, on behalf of Area Residents, dated July 31, 2023
 2. Michael Gagnon, Gagnon Walker Domes, dated July 31, 2023

Carried

- 5.5 Staff Presentation re: Application to Amend the Zoning By-law and Official Plan, HP 9131313 Inc. c/o Candevcon Limited, 9320 Goreway Drive, Ward 8, File: OZS-2023-0016

Item 11.5 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.

PDC095-2023

1. That the Staff Presentation re: **Application to Amend the Zoning By-law and Official Plan, HP 9131313 Inc. c/o Candevcon Limited, 9320 Goreway Drive, Ward 8, File: OZS-2023-0016** to the Planning and Development Committee meeting of July 31, 2023, be received.
2. That the following correspondence re: Application to Amend the Zoning By-law and Official Plan, HP 9131313 Inc. c/o Candevcon Limited, 9320 Goreway Drive, Ward 8, File: OZS-2023-0016 to the Planning and Development Committee meeting of July 31, 2023, be received.
 1. Andy Pang, Brampton Resident, dated July 26, 2023

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: City of Brampton Planning Application Fees - Planning Fees By-law 85-96

Dealt with under Item Approval of Agenda - Recommendation PDC089-2023

- 6.2 Delegation re: Application to Amend the Zoning By-law, Official Plan and Draft Plan of Subdivision, 13743446 Canada Inc. c/o Blackthorn Development Corp., 9874 The Gore Road, Ward 8, File: OZS-2023-0017

Dealt with under Item 5.4 - Recommendation PDC094-2023

- 6.3 Delegation re: Application to amend the Official Plan and Zoning By-law, KLM Planning Partners on behalf of Metrus Central Properties Inc., 0 Steeles Avenue West, Ward 4, File: OZS-2023-0014

Dealt with under Item 5.2 - Recommendation PDC092-2023

- 6.4 Delegation re: Application to Amend the Zoning By-law, Avalon Developments c/o Weston Consulting, 137 Steeles Avenue West, Ward 4, File: OZS-2023-0018

Dealt with under Item 5.1 - Recommendation PDC091-2023

- 6.5 Delegation re: Application to Amend the Zoning By-law, Highway 50 & 7 South Equities Inc. Pangreen Ltd. Partnership, 9404635 Canada Inc., Greycan 9 Properties Ltd. Partnership, Greycan 9 Properties Inc. Weston Consulting, Ward 8, File: OZS-2022-0036

Items 7.1 and 11.3 were brought forward and dealt with at this time.

A motion was introduced to amend the staff recommendation to add the following clause:

‘That prior to the zoning by-law amendment coming forward for enactment, staff be requested to work with the Region of Peel and the Applicant to confirm that the truck access be restricted from The Gore Road and shifted to Highway 50’.

The following delegates addressed Committee and expressed their gratitude and appreciation for the support on this issue:

1. Pankaj Chopra, Brampton Resident
2. Parmod Ralhan, Brampton Resident
3. Veena Tahlan and Narinder Sehravat, Brampton Residents
4. Franka Cautillo, Brampton Resident
5. Tony Cautillo, Brampton Resident

6. Ruby Malik, Brampton Resident
7. Mukesh and Sarita Puri, Brampton Residents
8. Raj Sharma, Brampton Resident
9. Rajinder Saini, Brampton Resident

The following motion was considered.

PDC096-2023

1. That the Staff Report re: **Application to Amend the Zoning By-law, Highway 50 & 7 South Equities Inc. Pangreen Ltd. Partnership; 9404635 Canada Inc.; Greycan 9 Properties Ltd. Partnership; Greycan 9 Properties Inc., Weston Consulting, Ward 8, File: OZS-2022-0036** to the Planning and Development Committee of July 31, 2023 be received;
2. That the application for Zoning By-law Amendment submitted by Weston Consulting on behalf of Highway 50 & 7 South Equities Inc.; Pangreen Limited Partnership; 9404635 Canada Inc.; and Greycan 9 Properties Limited Partnership; Greycan 9 Properties Inc. 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 Attachment11 to this report be adopted;
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;
5. That prior to the zoning by-law amendment coming forward for enactment, staff be requested to work with the Region of Peel and the Applicant to confirm that the truck access be restricted from The Gore Road and shifted to Highway 50;
6. That the following delegations re: Application to Amend the Zoning By-law, Highway 50 & 7 South Equities Inc. Pangreen Ltd. Partnership; 9404635 Canada Inc.; Greycan 9 Properties Ltd. Partnership; Greycan 9 Properties Inc., Weston Consulting, Ward 8, File: OZS-2022-0036 to the Planning and Development Committee of July 31, 2023 be received; and

1. Pankaj Chopra, Brampton Resident
 2. Parmod Ralhan, Brampton Resident
 3. Veena Tahlan and Narinder Sehravat, Brampton Residents
 4. Franka Cautillo, Brampton Resident
 5. Tony Cautillo, Brampton Resident
 6. Ruby Malik, Brampton Resident
 7. Mukesh and Sarita Puri, Brampton Residents
 8. Michael Vani, Weston Consulting
 9. Raj Sharma, Brampton Resident
 10. Rajinder Saini, Brampton Resident
7. That the following correspondence re: Application to Amend the Zoning By-law, Highway 50 & 7 South Equities Inc. Pangreen Ltd. Partnership; 9404635 Canada Inc.; Greycan 9 Properties Ltd. Partnership; Greycan 9 Properties Inc., Weston Consulting, Ward 8, File: OZS-2022-0036 to the Planning and Development Committee of July 31, 2023 be received:
1. Pankaj Chopra, Brampton Resident, dated May 29, 2023
 2. Pankaj Chopra, Brampton Resident, dated June 1, 2023
 3. Veena Tahlan, Brampton Resident, dated May 29, 2023
 4. Veena Tahlan, Brampton Resident, dated June 1, 2023
 5. Atul Jain, Brampton Resident, dated January 17, 2023
 6. Veena Tahlan and Narinder Sehravat, Brampton Residents, dated February 5, 2023
 7. Tony Cautillo, Brampton Resident, dated July 25, 2023
 8. Petition - Ruby Malik on behalf of Area Residents, dated July 25, 2023
 9. Mario Asta, Brampton Resident, dated July 25, 2023
 10. Tony Carosi, Brampton Resident, dated July 28, 2023

Carried

- 6.6 Delegation re: Application to amend the Official Plan and Zoning By-law, KLM Planning Partners on behalf of Metrus Central Properties Inc., 1735 Steeles Avenue West, Ward 6, File: OZS-2023-0015

Dealt with under Item 5.3 - Recommendation PDC093-2023

- 6.7 Delegation re: Minutes - Brampton Heritage Board - July 26, 2023

Don Arthur addressed Committee and advised that the renovations proposed for the property at 85 Victoria Street in the Village of Churchville would be considered a 'rebuild', similar to other properties in the Village. He clarified that the renovations would not be considered precedent setting.

Committee consideration of the matter included consensus that recommendation HB048-2023, of the subject minutes be referred to the August 9, 2023, Council Committee Meeting.

PDC097-2023

1. That the Minutes of the Brampton Heritage Board meeting of July 26, 2023, Recommendations HB045-2023 - HB047-2023 and HB049-2023 - HB050-2023, to the Planning and Development Committee Meeting of July 31, 2023, be approved as published and circulated; and
2. That the following recommendation be referred to the Council meeting of August 9, 2023:

HB048-2023

1. That the report from Shelby Swinfield, Heritage Planner, to the Brampton Heritage Board Meeting of July 26, 2023, re: Heritage Impact Assessment and Heritage Permit - 85 Victoria Street - Ward 6, be received; and
2. That the Heritage Permit Application be refused.

The recommendations were approved as follows:

HB045-2023

That the agenda for the Brampton Heritage Board meeting of July 26, 2023, be approved as published and circulated.

HB046-2023

1. That the report from Merissa Lompart, Assistant Heritage Planner, to the Brampton Heritage Board Meeting of July 26, 2023, re: **Intention to**

**Designate under Part IV, Section 29 of the Ontario Heritage Act –
10315 Winston Churchill Boulevard - Ward 6**, be received;

2. That the designation of the property at 10315 Winston Churchill Boulevard 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 the property at 10315 Winston Churchill Boulevard in accordance with the requirements of the Act;
4. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
5. That, in the event that 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.

HB047-2023

1. That the report from Merissa Lompart, Assistant Heritage Planner, to the Brampton Heritage Board Meeting of July 26, 2023, re: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 17 Frederick Street - Ward 3**, be received;
2. That the designation of the property at 17 Frederick 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 the property at 17 Frederick Street in accordance with the requirements of the Act;
4. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
5. That, in the event that 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.

HB048-2023 – Referred to the August 9, 2023 Council meeting pursuant to Recommendation PDC097-2023

HB049-2023

1. That the report from Shelby Swinfield, Heritage Planner, dated June 20, 2023, to the Brampton Heritage Board Meeting of April, re: **Heritage Conservation Plan and Heritage Building Protection Plan – 8940 Creditview Road – Ward 4**, the be received;
2. That the Heritage Conservation Plan, prepared by Parslow Heritage Consultancy Inc., dated April 26, 2023 be received; and
3. That the Heritage Building Protection Plan, prepared by Parslow Heritage Consultancy Inc., dated November 22, 2022 be approved.

HB050-2023

That the Brampton Heritage Board meeting do now adjourn to meet again on September 19, 2023 at 7:00 p.m.

Carried

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: Application to Amend the Zoning By-law, Highway 50 & 7 South Equities Inc. Pangreen Ltd. Partnership; 9404635 Canada Inc.; Greycan 9 Properties Ltd. Partnership; Greycan 9 Properties Inc., Weston Consulting, Ward 8, File: OZS-2022-0036

Dealt with under Item 6.5 - Recommendation PDC096-2023

8. Committee Minutes

- 8.1 Minutes - Brampton Heritage Board - June 20, 2023

The following motion was approved on consent.

PDC098-2023

That the Minutes of the Brampton Heritage Board meeting of June 20, 2023, Recommendations HB033-2023 - HB044-2023, to the Planning and Development Committee Meeting of July 31, 2023, be approved as published and circulated.

The recommendations were approved as follows:

HB033-2023

That the agenda for the Brampton Heritage Board meeting of June 20, 2023 be approved as published and circulated.

HB034-2023

That the presentation by Charlotte Gravlev, Deputy Clerk, to the Brampton Heritage Board meeting of June 20, 2023, re: **Brampton Heritage Board Orientation** be received.

HB035-2023

That the presentation by Charlton Carscallen, Supervisor/Principal Planner, to the Brampton Heritage Board meeting of June 20, 2023, re: **Brampton Heritage Board Introduction** be received.

HB036-2023

1. That the report by Harsh Padhya, Heritage Planner, to the Brampton Heritage Board meeting of June 20, 2023, re: **8935 Mississauga Road – Heritage Impact Assessment – Ward 4 (HE.x 8935 Mississauga Road)** be received; and,
2. That the recommendation within the Heritage Impact Assessment prepared by Parslow Heritage Consultancy Inc. (PHC), dated November 2022, for removing the property from the heritage register, be approved.

HB037-2023

1. That the report from Shelby Swinfield, Heritage Planner, dated April 6, 2023, to the Brampton Heritage Board meeting of June 20, 2023, re: **Heritage Impact Assessment - 0 & 256 Main Street North - Ward 1** be received;
2. That the Heritage Impact Assessment for 0 and 256 Main Street North, prepared by LHC Heritage Planning and Archaeology, dated February 2023 be approved; and
3. That the following recommendations within the Heritage Impact Assessment by LHC Heritage Planning and Archaeology be followed:
 1. A Temporary Protection Plan be prepared to mitigate potential indirect and accidental impacts to the adjacent resource due to construction;
 2. A plaque be considered to commemorate the mercantile history of Brampton; and

3. Comparative analysis of the proposed design elements indicates that it is sympathetic to the character of the surrounding area. LHC recommends that a more vernacular set of materials and designs be utilized. This can include the following:
 1. The use of rusticated buff brick instead of stone or stucco on the first storey;
 2. The use of dichromatic brick ends mimicking quoins and/or the use of buff brick in the engaged pilasters; and
- The addition of decorative brick coursework which would provide visual interest apart from the symmetry of the building.

HB038-2023

1. That the report from Shelby Swinfield, Heritage Planner, dated March 14, 2023, to the Brampton Heritage Board meeting of June 20, 2023, re: **Heritage Impact Assessment, 4784 Castlemore Road, Ward 10** be received;
2. That the Heritage Impact Assessment for 4784 Castlemore Road, prepared by Golder/WSP Canada Inc, dated March 1, 2023 (per Appendix 1) be approved;
3. That all recommendations within the Heritage Impact Assessment by Golder/WSP Canada Inc. dated March 1, 2023 be followed, including but not limited to:
 1. The applicant shall compile a Heritage Building Protection Plan (HBPP) to stabilize and conserve the farmhouse in its current location until the proposed development is initiated. Include measures in the HBPP to mothball the structure until the conservation effort can begin.
 1. The HBPP should be prepared by a qualified individual in accordance with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, 2nd Edition (Parks Canada 2010); the *Code of Ethics and Guidelines for Practices* by the Canadian Association of Conservation of Cultural Property and the Canadian Association of Professional Conservators (2009); the MHSTCI's *Eight Guiding Principles in the Conservation of Built Heritage Properties* (2007); *Preservation Briefs 31: Mothballing Historic Buildings* (Park, 1993), and *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Fram 1998).

2. The HBPP should also include a plan for potential physical impacts such as accidental damage from machinery, a plan for appropriate repairs should damage occur to the building, and communication protocols that identify who should be informed about the heritage attributes and who should be contacted if there is accidental damage.
2. The applicant shall establish a regular inspection and monitoring protocol until the proposed development is initiated;
3. The applicant shall prepare a Heritage Conservation Plan (HCP) detailing how the heritage attributes of the farmhouse will be conserved, protected, and enhanced, and the preferred conservation approach (i.e., rehabilitation for adaptive reuse), that balances the objectives of heritage conservation with economic and social sustainability.
 1. The HCP should also include required actions and trades depending on approach, and an implementation schedule to conserve the farmhouse prior to, during, and after the relocation effort.
4. The applicant shall document the farmhouse through measured drawings, rectified photography, and written notes prior to undertaking any intervention beyond minor stabilization or maintenance;
5. In accordance with the MCM's Heritage Resources in Land Use Planning Process design guidelines that harmonize massing, setback, setting and materials as a mitigation measure to reduce impacts to cultural heritage resources, the design of the dwellings immediately surrounding the farmhouse shall be sensitively designed to reflect a similar massing, height, and materials.
 1. This includes efforts to limit the height of the mid-rise building to the south of the farmhouse, ideally to not exceed two-storeys, to reduce or avoid impacts from shadows cast on to the farmhouse.
6. The applicant shall incorporate landscaping measures into the site planning to ensure vegetation related to the property is protected and/ or enhanced by the development or redevelopment.
7. Efforts should be made to maintain the vegetation on the overall property as much as possible.
8. During the construction phase of development the applicant shall:
 1. Implement site control and communication;

2. Clearly mark on project mapping the location of the farmhouse and communicate this to project personnel prior to mobilization;
 1. Where possible prevent heavy equipment traffic from being routed in the vicinity of the farmhouse to minimize potential effects from vibration.
- Create physical buffers:
 1. Erect temporary fencing or physical barriers around the farmhouse to prevent accidental collision with the structure.
1. Manage fugitive dust emissions:
 1. Draft a fugitive dust emissions plan following practices outlined in the Ontario Standards Development Branch Technical Bulletin: Management Approaches for Industrial Fugitive Dust Sources (2017).
2. Monitor construction within a 10-m zone around the farmhouse for vibration exceedance. This monitoring zone should be communicated to all site personnel.

HB039-2023

1. That the following members be appointed as Co-Chairs of the Brampton Heritage Board for the term ending November 2024:
 - Stephen Collie
 - Doug McLeod
2. That the term of the future appointments be reviewed at that time.

HB040-2023

1. That the report from Anastasia Abrazhevich, Assistant Heritage Planner, dated May 19, 2023 to the Brampton Heritage Board meeting of June 20, 2023 **re: Heritage Permit Application and Designated Heritage Property Incentive Grant Application –21 Church Street East– Ward 1**, be received;
2. That the Heritage Permit application for 21 Church Street East for the repair of the brickwork to front and sides of the house, restoration of cedar pediment on front and side of the house, and replacement of 2 staircase spindles be approved;
3. That the Designated Heritage Property Incentive Grant application for 21 Church Street East for the repair of brickwork, restoration of cedar

pediment, and replacement of 2 staircase spindles be approved, to a maximum of \$10,000.00;

4. That the owner shall enter into a designated Heritage Property Incentive Grant Agreement with the City after City Council agrees to support the Grant; and,
5. That prior to any works commencing, the property owner shall provide detailed information on the proposed mortar compound for the review and approval of City Heritage Staff.

HB041-2023

1. That the report from Anastasia Abrazhevich, Assistant Heritage Planner, Planning and Development Services, dated May 19, 2023, to the Brampton Heritage Board meeting of June 20, 2023, **re: Heritage Permit and Designated Property Incentive Grant Application– 44 Church Street East– Ward 1** be received;
2. That the Heritage Permit application for the restoration of the front steps at St. Andrew's Presbyterian Church, be approved;
3. That the Designated Heritage Property Incentive Grant application for the restoration of the front steps be approved, to a maximum of \$10,000.00, and;
4. That the owner shall enter into a designated Heritage Incentive Grant Agreement with the City after City Council agrees to support the Grant.

HB042-2023

1. That the report from Charlton Carscallen, Principal Planner/Supervisor, dated May 23, 2023, to the Brampton Heritage Board meeting of June 20, 2023, **re: Council Motion to De-Designate 164 and 166 Main Street North – Ward 1** be received; and
2. That prior to the issuance of any demolition permits for the property a Documentation and Salvage Report be required to be submitted and approved to the satisfaction of City Heritage Staff.

HB043-2023

1. That the report from Shelby Swinfield, Heritage Planner, dated April 26, 2023, to the Brampton Heritage Board meeting of June 20, 2023, **re: Heritage Permit Application – 6461 Mayfield Road – Ward 10** be received; and,

2. That the Heritage Permit Application for 6461 Mayfield Road be approved.

HB044-2022

That Brampton Heritage Board do now adjourn to meet again on July 25, 2023 at 7:00 p.m.

Carried

- 8.2 Minutes - Brampton Heritage Board - July 26, 2023

Dealt with under Item 6.7 - Recommendation PDC097-2023

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, KLM Planning Partners on behalf of Metrus Central Properties Inc., 1735 Steeles Avenue West, Ward 6, File: OZS-2023-0015

Dealt with under Item 5.3 - Recommendation PDC093-2023

- 11.2 Correspondence re: Application to amend the Official Plan and Zoning By-law, KLM Planning Partners on behalf of Metrus Central Properties Inc., 0 Steeles Avenue West, Ward 4, File: OZS-2023-0014

Dealt with under Item 5.2 - Recommendation PDC092-2023

- 11.3 Correspondence re: Application to Amend the Zoning By-law, Highway 50 & 7 South Equities Inc. Pangreen Ltd. Partnership, 9404635 Canada Inc., Greycan 9Properties Ltd. Partnership, Greycan 9 Properties Inc. Weston Consulting, Ward 8, File: OZS-2022-0036

Dealt with under Item 6.5 - Recommendation PDC096-2023

- 11.4 Correspondence re: Application to Amend the Zoning By-law, Avalon Developments c/o Weston Consulting, 137 Steeles Avenue West, Ward 4, File: OZS-2023-0018

Dealt with under Item 5.1 - Recommendation PDC091-2023

- 11.5 Correspondence re: Application to Amend the Zoning By-law and Official Plan, HP 9131313 Inc. c/o Candevcon Limited, 9320 Goreway Drive, Ward 8, File: OZS-2023-0016

Dealt with under Item 5.5 - Recommendation PDC095-2023

- 11.6 Correspondence re: Application to Amend the Zoning By-law, Official Plan and Draft Plan of Subdivision, 13743446 Canada Inc. c/o Blackthorn Development Corp., 9874 The Gore Road, Ward 8, File: OZS-2023-0017

Dealt with under Item 5.4 - Recommendation PDC094-2023

12. Councillor Question Period

Nil

13. Public Question Period

Alison, Brampton Resident, inquired regarding the Steeles Avenue and Financial Drive

1. Sizes proposed for the parks;
2. Details of creation of 15-minute complete communities;
3. Net increase for total job employment; and
4. Follow-up townhall in the fall.

Sylvia Roberts, Brampton Resident, inquired on the Steeles Avenue and Hurontario Street location, where the Electric Vehicle Charging Standards can be located, as well as how many per development.

14. Closed Session

Nil

15. Adjournment

PDC099-2023

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, August 28, 2023, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair