



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

Monday, September 25, 2023

2. Approval of Agenda

PDC121-2023

That the agenda for the Planning and Development Committee Meeting of September 25, 2023, be approved as amended:

To add:

Delegation Item 6.5 – Mark Condello, Glen Schnarr and Associates Inc., on behalf of an adjacent property owner, re. Item 7.5 - Staff Report re: Application for Temporary Zoning By-law Amendment, Sutharsan & Family Holdings – Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-2023-0006

Added Correspondence Item 11.6 – Correspondence from Melissa Winch, Cassels Brock and Blackwell LLP, on behalf of M. Di Biase, property owner of 5620 Countryside Drive, re. Item 7.7 - Staff Report re: City-Initiated Zoning By-law Amendment, 5556, 5600 and 5620 Countryside Drive, Ward 10

Re. Item 11.5 – Added Correspondence from various individuals re. Item 5.2 - Staff Presentation re: Application to Amend the Zoning By-law, Blackthorn Development Corp. on behalf of Falcon Investment Group Inc., 11462 Coleraine Drive, Ward 10, File: OZS-2023-0029

3. Kevin Dhiman

4. Gaven Chahil

5. Jagdip Kaur

6. Andy Grewal/Sunny Dhesi

7. Jassica Binepal

Carried

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

Nil

4. **Consent Motion**

PDC122-2023

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, 7.3, 7.4, 11.2.**

Carried

5. **Statutory Public Meeting Reports**

5.1 Staff Presentation re: Application to Amend the Zoning By-law, Hampton Development Corp and SGL Planning & Design Inc., 241 Queen Street East, Ward 3, File: OZS-2023-0021

Item 6.2 was brought forward and dealt with at this time.

PDC123-2023

1. That the presentation titled: **Application to Amend the Zoning By-law, Hampton Development Corp and SGL Planning & Design Inc., File No.: OZS-2023-0021, 241 Queen Street East, Ward 3**, to the Planning and Development Committee meeting of September 25th, 2023, be received; and

2. That the following delegations re: Staff Presentation re: Application to Amend the Zoning By-law, Hampton Development Corp and SGL Planning & Design Inc., 241 Queen Street West, Ward 3, File: OZS-2023-0021 to the Planning and Development Committee meeting of September 25th, 2023, be received:

1. David Riley on behalf of Hampton Development Corp.
2. Sylvia Roberts, Brampton Resident

Carried

- 5.2 Staff Presentation re: Application to Amend the Zoning By-law, Blackthorn Development Corp. on behalf of Falcon Investment Group Inc., 11462 Coleraine Drive, Ward 10, File: OZS-2023-0029

Item 11.5 was brought forward and dealt with at this time.

PDC124-2023

1. That the presentation titled: **Application to Amend the Zoning By-law, Blackthorn Development Corp. on behalf of Falcon Investment Group Inc., File: OZS-2023-0029, 11462 Coleraine Drive, Ward 10**, to the Planning and Development Committee meeting of September 25, 2023, be received; and

2. That the following correspondence re: Application to Amend the Zoning By-law, Blackthorn Development Corp. on behalf of Falcon Investment Group Inc., 11462 Coleraine Drive, Ward 10, File: OZS-2023-0029 to the Planning and Development Committee Meeting of September 25, 2023, be received:

1. Satyen Pandey, Brampton Resident, dated September 25, 2023
2. Rubal, Brampton Resident, dated September 25, 2023

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation from Deborah Kusturin, Brampton Resident, on behalf of residents of Donwoods Court, re: Parcel "C" of Flintshire Building Group Corp. (Castlemore Golf Course and Country Club) - OLT-22-001935 (Formerly PL170607, PL170608 and PL170609)

PDC125-2023

That the delegation from Deborah Kusturin, Brampton Resident, on behalf of residents of Donwoods Court, re: **Parcel "C" of Flintshire Building Group Corp. (Castlemore Golf Course and Country Club) - OLT-22-001935 (Formerly PL170607, PL170608 and PL170609)**, to the Planning and Development Committee Meeting of September 25, 2023, be received.

Carried

6.2 Delegations re: Application to Amend the Zoning By-law, Hampton Development Corp and SGL Planning & Design Inc., 241 Queen Street West, Ward 3, File: OZS-2023-0021:

1. David Riley, Mauro Peverini and Berardo Graziani, on behalf of Hampton Development Corp.
2. Sylvia Roberts, Brampton Resident

Dealt with under Item 5.1 – Recommendation PDC123-2023

6.3 Delegations re: City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5

1. Satinder Malhotra, Brampton Resident (audio/video delegation)
2. Jackie Chiesa, Brampton Resident
3. Ramaljit Sandhu, Brampton Resident
4. Deepi Purba, Brampton Resident (audio/video delegation)
5. Samir Shah, Brampton Resident
6. Jasbir Singh, Brampton Resident
7. David McKay, MHBC Planning

Dealt with under Item 7.2 – Recommendation PDC129-2023

6.4 Delegation re: Application to Amend the Zoning By-Law, Weston Consulting - 253 Queen Street Inc., 253 Queen Street East, Ward 3, File: C02E05.036

1. Ian Andres, Goodmans LLP

Item 7.6 was brought forward and dealt with at this time.

PDC126-2023

1. That the following be **referred** to Council:

Item 7.6. – Staff Report re: **Application to Amend the Zoning By-Law, Weston Consulting - 253 Queen Street Inc., 253 Queen Street East, Ward 3, File: C02E05.036**; and,

2. That the following delegation re: Application to Amend the Zoning By-Law, Weston Consulting - 253 Queen Street Inc., 253 Queen Street East, Ward 3,

File: C02E05.036, to the Planning and Development Committee Meeting of September 25, 2023, be received:

1. Ian Andres, Goodmans LLP.

Carried

6.5 Delegation re. Item 7.5 - Staff Report re: Application for Temporary Zoning By-law Amendment, Sutharsan & Family Holdings – Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-2023-0006:

1. Mark Condello, Glen Schnarr and Associates Inc., on behalf of an adjacent property owner

Items 7.5 and 11.4 were brought forward and dealt with at this time.

PDC127-2023

1. That the following item be **deferred** until staff has had the opportunity to work with the applicant:

7.5. Staff Report re: **Application for Temporary Zoning By-law Amendment, Sutharsan & Family Holdings – Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-2023-0006**

2. That the following delegation re. Item 7.5 - Staff Report re: Application for Temporary Zoning By-law Amendment, Sutharsan & Family Holdings – Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-2023-0006, to the Planning and Development Committee Meeting of September 25, 2023, be received:

1. Mark Condello, Glen Schnarr and Associates Inc., on behalf of an adjacent property owner;

3. That the following correspondence re: Application for Temporary Zoning By-law Amendment, Sutharsan & Family Holdings – Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-2023-0006, to the Planning and Development Committee Meeting of September 25, 2023, be received:

1. Helen A. Mihailidi, Brattys LLP, on behalf of The 'Group', dated September 21, 2023
2. Helen A. Mihailidi, Brattys LLP, on behalf of Area 47 Landowners Group Inc., dated September 21, 2023

3. Helen A. Mihailidi, Brattys LLP, on behalf of Rainbow Creek Corridor Landowners Group Inc., dated September 21, 2023

Carried

7. Staff Presentations and Planning Reports

7.1 ^ Staff Report re: Application to Amend the Zoning By-law, Bousfields Inc. – Dream Industrial LP, 0, 5200 Countryside Drive, Ward 10, OZS-2022-0029

PDC128-2023

1. That the report from Emma De Melo, Development Planner, Development Services to the Planning and Development Committee Meeting of September 25th, 2023, re: **Recommendation Report, Application to Amend the Zoning By-law, Bousfields Inc. – Dream Industrial LP, 0, 5200 Countryside Drive, Ward 10**, be received;

2. That the Application to amend the Zoning By-law, submitted by Bousfields Inc. – Dream Industrial LP, 0, 5200 Countryside Drive, Ward 10, File Number OZS-2022-0029, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and confirms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan for the reasons set out in this report;

3. That the amendment to the Zoning By-law, generally in accordance with the by-law attached as Attachment 11 of 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(17) of the Planning Act, R.S.O. c.P. 13, as amended; and,

Carried

7.2 Staff Report re: City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5

Items 6.3 and 11.3 were brought forward and dealt with at this time.

PDC129-2023

1. That the report from Neil Chadda, Policy Planner II, Integrated City Planning to the Planning and Development Committee, to the Planning and Development Committee Meeting of September 25, 2023, re: **Supplementary Report – City-**

Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5, be received;

2. That the report from Neil Chadda, Policy Planner II, Integrated City Planning to the Planning and Development Committee, re: **Recommendation Report – City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5**, dated January 16, 2023, and presented at the May 3, 2023 City Council meeting (Attachment 3), be received;

3. That the City-initiated Official Plan Amendment be approved, on the basis that it represents good planning for the reasons set out in this report, including 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;

4. That the revised Official Plan Amendment, which is generally in accordance with Attachment 9 to this report, be adopted; subject to the following amendment:

a) Whereas Council recognizes the efforts that staff have made on this tertiary plan – it has brought clarity around key issues such as servicing and built form and height; and

Whereas Council also recognizes that the province and federal government are addressing the housing crisis through intensification – whether it be building along our transit corridors or including three ARUs as-of-right on residential lots;

Therefore be it resolved that:

Staff be directed to amend Schedule SP45(b) of the Springbrook Tertiary Plan to implement a “Low Density Residential” designation with an appropriate depth along the periphery of the Tertiary Plan and adjacent to existing residential neighbourhoods not intended to be redeveloped, in order to ensure consistency with the overall character of the Springbrook Area and allow for context sensitive design to be applied in the review of development applications;

5. That approval of development applications and accompanying By-laws in the Springbrook Tertiary Plan area be withheld until the remaining conditions of the joint and comprehensive Functional Servicing Report (FSR) have been addressed to the satisfaction of the Commissioner of Planning, Building and Growth Management;

6. That the following delegations re: City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5 to the Planning and Development Committee Meeting of September 25, 2023, be received; and

1. Satinder Malhotra, Brampton Resident, Audio/Video Delegation
2. Jackie Chiesa, Brampton Resident
3. Ramaljit Sandhu, Brampton Resident
4. Deepi Purba, Brampton Resident, Audio/Video Delegation
5. Samir Shah, Brampton Resident
6. Jasbir Singh, Brampton Resident
7. David McKay, MHBC Planning

7. That the following correspondence re: City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5 to the Planning and Development Committee Meeting of September 25, 2023, be received:

1. Alex Lusty, Davies Howe LLP, on behalf of Crystal Homes, dated September 21, 2023
2. Amrik Ahluwalia, Brampton Resident, dated September 23, 2023
3. Jasbir Singh, Brampton Resident, dated September 23, 2023
4. Rohit Dewan, Brampton Resident, dated September 24, 2023
5. Tony Mason, Brampton Resident, dated September 25, 2023
6. John Brennen, Brampton Resident, dated September 25, 2023
7. Cheryl Roy, Brampton Resident, dated September 25, 2023
8. Satinder Malhotra, Brampton Resident, dated September 25, 2023

Carried

7.3 ^ Staff Report re: Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd., 227 Vodden Street East, Ward 1, File: OZS-2022-0001 & OZS-2022-0046

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

PDC130-2023

1. That the report from Angelo Ambrico, Manager, Development Services to the Planning and Development Committee of September 25, 2023, re:

Recommendation Report, Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. –

Centennial Mall Brampton Ltd., 227 Vodden Street East, Ward 1, be received;

2. That the application for Official Plan and Zoning By-law Amendment submitted by Gagnon Walker Domes Ltd. on behalf of Centennial Mall Brampton Ltd. 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 Official Plan generally in accordance with the attached Attachment 10 to this report be adopted;

4. That the amendment to the Zoning By-law generally in accordance with the attached Attachment 11 to this report be adopted;

5. That prior to the forwarding the enacting zoning by-law amendment to Council for adoption, the Commissioner of Planning, Building and Growth Management is satisfied with provisions associated with vehicle parking arrangements for the proposed development;

6 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

7. That the following correspondence re: Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd., 227 Vodden Street East, Ward 1, File: OZS-2022-0001 & OZS-2022-0046 to the Planning and Development Committee Meeting of September 25, 2023, be received:

1. Thomas R. Kortko, Maple Ridge Community Management, on behalf of Board of Directors, Peel Condominium Corporation No. 125 (PCC 125), dated May 31, 2022

Carried

7.4 ^Staff Report re: City Initiated Zoning Bylaw Amendment to Permit University, College and Accessory Uses in Downtown Brampton

PDC131-2023

1. That the report from Tristian Costa, Policy Planner, Integrated City Planning to the Planning and Development Meeting of September 25, 2023, re:

Recommendation Report – City Initiated Zoning Bylaw Amendment to

Permit University, College and Accessory Uses in Downtown Brampton, be received; and,

2. That the proposed City-initiated Zoning By-law Amendment attached hereto as Attachment 1 be adopted to amend the Comprehensive Zoning By-law 270-2004.

Carried

- 7.5 Staff Report re: Application for Temporary Zoning By-law Amendment, Sutharsan & Family Holdings – Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-2023-0006

Dealt with under Item 6.5 – Recommendation PDC127-2023

- 7.6 Staff Report re: Application to Amend the Zoning By-Law, Weston Consulting - 253 Queen Street Inc., 253 Queen Street East, Ward 3, File: C02E05.036

Dealt with under Item 6.4 – Recommendation PDC126-2023

- 7.7 Staff Report re: City-Initiated Zoning By-law Amendment, 5556, 5600 and 5620 Countryside Drive, Ward 10

PDC132-2023

That the following items be **referred** back to staff for a report to the next regular meeting of Council:

7.7. Staff Report re: **Recommendation Report – City-Initiated Zoning By-law Amendment, 5556, 5600 and 5620 Countryside Drive, Ward 10**, be received; and

11.6. Correspondence from Melissa Winch, Cassels Brock and Blackwell LLP, on behalf of M. Di Biase, property owner of 5620 Countryside Drive, re. Item 7.7 - Staff Report re: City-Initiated Zoning By-law Amendment, 5556, 5600 and 5620 Countryside Drive, Ward 10.

Carried

11. Correspondence

- 11.1 Correspondence re: Honorable Paul Calandra, Minister of Municipal Affairs and Housing, dated September 6, 2023, re: Proposal to return lands in Ajax to the Greenbelt (File: 234-2023-4434)

PDC133-2023

That the following correspondence from Honorable Paul Calandra, Minister of Municipal Affairs and Housing, dated September 6, 2023, re: **Proposal to return lands in Ajax to the Greenbelt (File: 234-2023-4434)** to the Planning and Development Committee Meeting of August 28, 2023, be received.

Carried

- 11.2 Correspondence re: Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd., 227 Vodden Street East, Ward 1, File: OZS-2022-0001 & OZS-2022-0046:

1. Thomas R. Kortko, Maple Ridge Community Management, on behalf of Board of Directors, Peel Condominium Corporation No. 125 (PCC 125), dated May 31, 2022

Dealt with under Item 7.3 – Recommendation PDC130-2023

- 11.3 Correspondence re: City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5:

1. Alex Lusty, Davies Howe LLP, on behalf of Crystal Homes, dated September 21, 2023

2. Amrik Ahluwalia, Brampton Resident, dated September 23, 2023

3. Jasbir Singh, Brampton Resident, dated September 23, 2023

4. Rohit Dewan, Brampton Resident, dated September 24, 2023

5. Tony Mason, Brampton Resident, dated September 25, 2023

6. John Brennen, Brampton Resident, dated September 25, 2023

7. Cheryl Roy, Brampton Resident, dated September 25, 2023

8. Satinder Malhotra, Brampton Resident, dated September 25, 2023

Dealt with under Item 7.2 – Recommendation PDC129-2023

- 11.4 Correspondence re: Application for Temporary Zoning By-law Amendment, Sutharsan & Family Holdings – Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-2023-0006:
1. Helen A. Mihailidi, Brattys LLP, on behalf of The 'Group', dated September 21, 2023
 2. Helen A. Mihailidi, Brattys LLP, on behalf of Area 47 Landowners Group Inc., dated September 21, 2023
 3. Helen A. Mihailidi, Brattys LLP, on behalf of Rainbow Creek Corridor Landowners Group Inc., dated September 21, 2023

Dealt with under Item 6.5 – Recommendation PDC127-2023

- 11.5 Correspondence re: Application to Amend the Zoning By-law, Blackthorn Development Corp. on behalf of Falcon Investment Group Inc., 11462 Coleraine Drive, Ward 10, File: OZS-2023-0029:
1. Satyen Pandey, Brampton Resident, dated September 25, 2023
 2. Rubal, Brampton Resident, dated September 25, 2023

Dealt with under Item 5.2 – Recommendation PDC124-2023

- 11.6 Correspondence re: Item 7.7 - Staff Report re: City-Initiated Zoning By-law Amendment, 5556, 5600 and 5620 Countryside Drive, Ward 10:
1. Melissa Winch, Cassels Brock and Blackwell LLP, on behalf of M. Di Biase, property owner of 5620 Countryside Drive

Dealt with under Item 7.7 – Recommendation PDC128-2023

15. Adjournment

PDC134-2023

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, October 23, 2023, at 7:00 p.m. or at the call of the Chair.

Carried