



## Minutes

### Planning and Development Committee The Corporation of the City of Brampton

**Monday, October 23, 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
  - Jeffrey Humble, Manager, Policy Planning
  - David Vanderberg, Manager, Planning Building and Economic Development
  - Henrik Zbogor, Director, Integrated City Planning
  - Angelo Ambrico, Manager, Development Services
  - Tristan Costa, Planner, Integrated City Planning
  - Arjun Singh, Planner, Development Services
  - Charles Ng, Planner, Development Services
  - Francois Hemon-Morneau, Planner, Development Services
  - Samantha Dela Pena, Planner, Development Services
  - Wang Kei (Edwin) Li, Planner, Development Services
  - Nasir Mahmood, Planner, Development Services
  - Alex Sepe, Planner, Development Services
  - Peter Fay, City Clerk
  - Charlotte Gravlev, Deputy City Clerk
  - Gagandeep Jaswal, Legislative Coordinator
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**1. Call to Order**

The meeting was called to order at 7:01 p.m. and adjourned at 9:45 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 Vicente, Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

Members absent during roll call: Mayor Brown (ex officio)

**2. Approval of Agenda**

**PDC140-2023**

That the agenda for the Planning and Development Committee Meeting of October 23, 2023, be approved, as amended, as follows:

**To add:**

Item 11.2 re: Item 5.2 - Application to Amend the Official Plan and Zoning By-law, Arcadis c/o Region Municipality of Peel, 1358 Queen Street West, Ward 5, File: OZS-2023-0027

3. Bhupi Turna, Brampton Resident, dated October 23, 2023

4. Cheryl Roy, Brampton Resident, dated October 23, 2023

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)

The following motion was considered:

## **PDC141-2023**

That the following item to the Planning and Development Committee Meeting of September 25, 2023, be approved as part of Consent:

8.1

Carried

## **5. Statutory Public Meeting Reports**

### **5.1 Staff Presentation re: City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan (Area 49), Ward 10**

Items 6.7, 7.1 and 11.3 were 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.

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

1. Ryan Virtanen, KLM Planning Partners Inc.

Committee consideration of the matter included concerns and suggestions from the delegate with respect to the following:

- concerns of inadequate office space in the area
- suggestion to consider mid-rise residential and mixed use designations for increased flexibility

The following motion was considered.

## **PDC142-2023**

1. That the staff presentation re: **City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan (Area 49), Ward 10** to the Planning and Development Committee Meeting of October 23, 2023, be received;
2. That the report from Tristan Costa, Policy Planner, Official Plan and Growth Management, re: City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan (Area 49), Ward 10 to the Planning and Development Committee Meeting of October 23, 2023, be received;

3. That Planning staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation;
4. That the following delegation re: City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan (Area 49), Ward 10 to the Planning and Development Committee Meeting of October 23, 2023, be received; and
  1. Ryan Virtanen, KLM Planning Partners Inc.
5. That the following correspondence re: City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan (Area 49), Ward 10 to the Planning and Development Committee Meeting of October 23, 2023, be received:
  1. Peter Norman, Altus Group, on behalf of Upper Mayfield Estates Inc and Royal Empire Group Inc, dated October 18, 2023.

Carried

5.2 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Arcadis c/o Region Municipality of Peel, 1358 Queen Street West, Ward 5, File: OZS-2023-0027

Items 6.8 and 11.2 were brought forward and dealt with at this time.

Arjun Singh, Planner, Development Services, presented an overview of the application that included location overview, area context, site photos, development proposal, planning framework summary, official plan designation, secondary plan designation, zoning by-law, official planning amendment, zoning by-law amendment, issues and considerations, and next steps.

Amy Shepherd, Arcadis Architects, consultant on behalf of the Region of Peel, presented an overview of the application that outlined the need for a new youth shelter, potential services and opportunities the shelter can provide, code of conduct that will address safety and crime concerns, overall goal of the shelter, proposed site and site selection process, required amendments.

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

1. Alicia Booth, Prasad Nair, Sylvia Kolitsopoulos and Beverley Bedeau, Peel CAS

2. Ramaljit Sandhu, Brampton Resident
3. Sylvia Roberts, Brampton Resident
4. Cheryl Roy, Brampton Resident
5. Satinder Malhotra, Brampton Resident

Committee consideration of the matter included concerns, comments, requests and suggestions from the delegates with respect to the following:

- the potential reduced risk of human trafficking and reduced rates of homelessness for at risk youth
- providing increased accessibility to basic needs
- helping youth during a time of vulnerability
- concerns regarding the proposed location and the lack of necessary facilities nearby (including transit stations, schools, restaurants, etc.)
- safety and crime concerns
- potential amenities that could alternatively be provided at this location
- request that the applicant or city staff provide reports detailing the following:
  - which sites were considered for this proposal and the site selection criteria
  - any and all consultations that have taken place with the neighbouring daycare center
  - consultations that have taken place, or will take place, with relevant parties, such as emergency services and neighbouring residents

Committee commented that resident questions will be captured in the forthcoming staff report.

The following motion was considered.

**PDC143-2023**

1. That the staff presentation re: **Application to Amend the Official Plan and Zoning By-law, Arcadis c/o Region Municipality of Peel, 1358 Queen Street West, Ward 5, File: OZS-2023-0027** to the Planning and Development Committee meeting of October 23, 2023, be received;

2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Arcadis c/o Region Municipality of Peel, 1358 Queen Street West, Ward 5, File: OZS-2023-0027 to the Planning and Development Committee meeting of October 23, 2023, be received; and
  1. Amy Shepherd, Arcadis Architects, on behalf of Region of Peel
  2. Alicia Booth, Prasad Nair, Sylvia Kolitsopoulos and Beverley Bedeau, Peel CAS
  3. Ramaljit Sandhu, Brampton Resident
  4. Sylvia Roberts, Brampton Resident
  5. Cheryl Roy, Brampton Resident
  6. Satinder Malhotra, Brampton Resident
3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Arcadis c/o Region Municipality of Peel, 1358 Queen Street West, Ward 5, File: OZS-2023-0027 to the Planning and Development Committee meeting of October 23, 2023, be received:
  1. Ene Underwood, CEO, Habitat for Humanity GTA, dated October 18, 2023
  2. Credit Valley Residents Association, dated October 23, 2023
  3. Bhupi Turna, Brampton Resident, dated October 23, 2023
  4. Cheryl Roy, Brampton Resident, dated October 23, 2023.

Carried

- 5.3 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc., c/o Claireville Suits (Chacon) Corp., 9624 Goreway Drive, Ward 8, File: OZS-2023-0009

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

Charles Ng, Planner, Development Services, presented an overview of the application that included location overview, area context, site photos, development proposal, planning framework summary, official plan designation, secondary plan designation, zoning by-law, official planning amendment, zoning by-law amendment, issues and considerations, and current status.

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

1. Balpreet Singh Boparai, Vice President, Institute of Gurmat Studies.

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

- safety and privacy concerns
- the possibility of losing solitude, which is essential to the institute

In response to a question of clarification from Committee, staff provided details with respect to the allowable density of the area.

Deputy Mayor Singh suggested that staff should consider a more holistic approach to the matter.

Staff commented that they will be working with the applicant to address the concerns raised by the resident.

The following motion was considered.

#### **PDC144-2023**

1. That the staff presentation re: **Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc., c/o Claireville Suits (Chacon) Corp., 9624 Goreway Drive, Ward 8, File: OZS-2023-0009** to the Planning and Development Committee meeting of October 23, 2023, be received; and
2. That the following delegation re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc., c/o Claireville Suits (Chacon) Corp., 9624 Goreway Drive, Ward 8, File: OZS-2023-0009 to the Planning and Development Committee meeting of October 23, 2023, be received:
  1. Balpreet Singh Boparai, Vice President, Institute of Gurmat Studies.

Carried

- 5.4 Staff Presentation re: Application to Amend the Zoning By-law, William Osler Health Systems c/o GSP Group, 20 Lynch Street, Ward 3, File: OZS-2023-0025

Item 6.2 was 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, site photos, development proposal, planning framework summary, official plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, issues and considerations, and current status.

Eric Saulesleja, Planner, GSP Group, on behalf of William Osler Health System, presented an overview of the application that included development context, project summary, zoning by-law amendment, and shadow impacts.

The following motion was considered.

**PDC145-2023**

1. That the staff presentation re: **Application to Amend the Zoning By-law, William Osler Health Systems c/o GSP Group, 20 Lynch Street, Ward 3, File: OZS-2023-0025** to the Planning and Development Committee meeting of October 23, 2023, be received; and
2. That the following delegation re: Application to Amend the Zoning By-law, William Osler Health Systems c/o GSP Group, 20 Lynch Street, Ward 3, File: OZS-2023-0025 to the Planning and Development Committee meeting of October 23, 2023, be received:
  1. Eric Saulesleja, GSP Group, on behalf of William Osler Health System.

Carried

- 5.5 Staff Presentation re: Application to Amend the Zoning By-law, Design Plan Services Inc., on behalf of Mayfield Investment Group Inc., 11470 Coleraine Drive, Ward 10, File: OZS-2023-0032

Item 6.9 was brought forward and dealt with at this time.

Samantha Dela Pena, Planner, Development Services, presented an overview of the application that included location overview, area context, site photos, development proposal, planning framework summary, official plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, issues and considerations, and current status.

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

1. Domenic, Brampton Resident



Committee consideration of the matter included concerns, comments, requests and suggestions from the delegate with respect to the following:

- safety concerns
- review of City's Zoning By-laws

Staff commented that they are working with the Region of Peel to ensure enforcement measures are employed to address safety concerns.

David Igelman, Planner, Design Plan Services Inc., commented that the application is for a temporary use of a period of no more than three years.

The following motion was considered.

**PDC146-2023**

1. That the staff presentation re: **Application to Amend the Zoning By-law, Design Plan Services Inc., on behalf of Mayfield Investment Group Inc., 11470 Coleraine Drive, Ward 10, File: OZS-2023-0032** to the Planning and Development Committee meeting of October 23, 2023, be received; and
2. That the following delegations re: Application to Amend the Zoning By-law, Design Plan Services Inc., on behalf of Mayfield Investment Group Inc., 11470 Coleraine Drive, Ward 10, File: OZS-2023-0032 to the Planning and Development Committee meeting of October 23, 2023, be received.
  1. Domenic, Brampton Resident
  2. David Igelman, Design Plan Services Inc.

Carried

- 5.6 Staff Presentation re: Application to Amend the Zoning By-law, Bousfields Inc. c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010

Items 6.5 and 11.1 were brought forward and dealt with at this time.

Edwin Li, Planner, Development Services, presented an overview of the application that included location overview, area context, site context and photos, development proposal, renderings, planning framework summary, official plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, issues and considerations, and current status.

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

1. Sylvia Roberts, Brampton Resident

Committee consideration of the matter included the following concern from the delegate:

- bike parking spaces

Katie Hickey and Henry Burstyn, applicant and consultant for the application, presented an overview of the application that included site details, existing conditions, planning highlights, official plan designation, secondary plan designation, planned transit network, potential LRT extension, project vision and design, proposal summary, and site plans. The applicant also addressed the bike parking concerns from the resident.

The following motion was considered.

#### **PDC147-2023**

1. That the staff presentation re: **Application to Amend the Zoning By-law, Bousfields Inc. c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010** to the Planning and Development Committee meeting of October 23, 2023, be received;
2. That the following delegation re: Application to Amend the Zoning By-law, Bousfields Inc. c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010 to the Planning and Development Committee meeting of October 23, 2023, be received; and
  1. Katie Hickey, Bousfields Inc., and Henry Burstyn, Arcadis Architects, on behalf of Litwillow Holdings Ltd.
  2. Sylvia Roberts, Brampton Resident
3. That the following correspondence re: Application to Amend the Zoning By-law, Bousfields Inc. c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010 to the Planning and Development Committee meeting of October 23, 2023, be received:
  1. Donald David Rose, Brampton Resident, dated September 20, 2023
  2. Steve Peck, Brampton Resident, dated March 12, 2023
  3. Paul Joza, Brampton Resident, dated October 15, 2023.

- 5.7 Staff Presentation re: Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., c/o Paradise Homes Mahogany Inc., 7896 Mavis Road, Ward 6, File: OZS-2023-0033

Items 6.10 and 11.4 were brought forward and dealt with at this time.

Arjun Singh, Planner, Development Services, presented an overview of the application that included location overview, area context, site context, development proposal, planning framework summary, official plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, issues and considerations, and next steps.

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

1. Guriqbal Singh and Javed Khan, Brampton Residents

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

- health and safety

The following motion was considered.

**PDC148-2023**

1. That the staff presentation re: **Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., c/o Paradise Homes Mahogany Inc., 7896 Mavis Road, Ward 6, File: OZS-2023-0033** to the Planning and Development Committee meeting of October 23, 2023, be received;
2. That the following delegation re: Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., c/o Paradise Homes Mahogany Inc., 7896 Mavis Road, Ward 6, File: OZS-2023-0033 to the Planning and Development Committee meeting of October 23, 2023, be received; and
  1. Guriqbal Singh and Javed Khan, Brampton Residents
3. That the following correspondence re: Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., c/o Paradise Homes Mahogany Inc., 7896 Mavis Road, Ward 6, File:

OZS-2023-0033 to the Planning and Development Committee meeting of October 23, 2023, be received:

1. Nishithkumar Patel, Brampton Resident, dated October 22, 2023

Carried

- 5.8 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Corbett Land Strategies Inc., on behalf of Glen Rouge Developments Inc., 2036 Bovaird Drive and 10020, 10024, 10042, 10054 Mississauga Road, Ward: 6, File: OZS-2023-0010

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

Nasir Mahmood, Planner, Development Services, presented an overview of the application that included location overview, area context, site context, site photos, development proposal, planning framework summary, official plan designation, secondary plan designation, official plan amendment, zoning by-law, zoning by-law amendment, issues and considerations, and current status.

Jonabelle Ceremuga, Planner, Corbett Land Strategies Inc., presented an overview of the application that included location and property description, development proposal, and secondary plan designation.

The following motion was considered.

**PDC149-2023**

1. That the staff presentation re: **Application to Amend the Official Plan and Zoning By-law, Corbett Land Strategies Inc., on behalf of Glen Rouge Developments Inc., 2036 Bovaird Drive and 10020, 10024, 10042, 10054 Mississauga Road, Ward: 6, File: OZS-2023-0010** to the Planning and Development Committee meeting of October 23, 2023, be received; and
2. That the following delegation re: Application to Amend the Official Plan and Zoning By-law, Corbett Land Strategies Inc., on behalf of Glen Rouge Developments Inc., 2036 Bovaird Drive and 10020, 10024, 10042, 10054 Mississauga Road, Ward: 6, File: OZS-2023-0010 to the Planning and Development Committee meeting of October 23, 2023, be received:
  1. Jonabelle Ceremuga, Alicia Monteith, and John Corbett, Corbett Land Strategies Inc.

**6. Public Delegations (5 minutes maximum)**

- 6.1 Delegation re: Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, MHBC Planning Ltd., c/o Crystal Homes (Wildflowers) Corp., 1626, 1646 and 1654 Queen Street West, Ward 5, File: OZS-2020-0029

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

David McKay, MHBC, on behalf of Crystal Homes, presented an overview of the application that included subject lands, tertiary plan amendment, draft plan, proposed concept plan, statistics, angular plane, and a request to remove the holding provision from the application.

Staff suggested that the 'Holding (H)' provision can be removed upon receipt and review of a site-specific servicing study submitted by the applicant.

Staff provided clarification with respect to questions from Committee regarding the nature of the 'Holding (H)' provision, conditions for its removal and noted previous requests of a similar nature.

The following motion was considered.

**PDC150-2023**

1. That the report from Edwin Li, Development Planner III, Development Services, re: **Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, MHBC Planning Ltd., c/o Crystal Homes (Wildflowers) Corp., 1626, 1646 and 1654 Queen Street West, Ward 5, File: OZS-2020-0029** to the Planning and Development Committee meeting of October 23, 2023, be received;
2. That the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by MHBC Planning Ltd. on behalf of Crystal Homes (Wildflowers) Corp. be approved on the basis that they represent good planning, including that they comply with the Planning Act, 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 the reasons set out in this Recommendation Report;
3. That the amendment to the Official Plan generally in accordance with the attached Attachments 10A and 10B to this report be adopted;

4. That the amendment to the Zoning By-law, generally in accordance with the attached Attachments 11A and 11B to this report, be adopted;
5. That the implementing by-laws be forwarded to Council for enactment only when the comprehensive Functional Servicing Report for the Springbrook Tertiary Plan has been advanced appropriately to the satisfaction of the Commissioner of Planning, Building and Growth Management, in consultation with relevant parties;
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 delegation re: Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, MHBC Planning Ltd., c/o Crystal Homes (Wildflowers) Corp., 1626, 1646 and 1654 Queen Street West, Ward 5, File: OZS-2020-0029 to the Planning and Development Committee meeting of October 23, 2023, be received:
  1. David McKay, MHBC, on behalf of Crystal Homes

Carried

- 6.2 Delegation re: Application to Amend the Zoning By-law, William Osler Health Systems c/o GSP Group, 20 Lynch Street, Ward 3, File: OZS-2023-0025

**Dealt with under Item 5.4 - Recommendation PDC145-2023**

- 6.3 Delegation re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc., c/o Claireville Suits (Chacon) Corp., 9624 Goreway Drive, Ward 8, File: OZS-2023-0009

**Dealt with under Item 5.3 - Recommendation PDC144-2023**

- 6.4 Delegation re: Application to Amend the Official Plan and Zoning By-law, Corbett Land Strategies Inc., on behalf of Glen Rouge Developments Inc., 2036 Bovaird Drive and 10020, 10024, 10042, 10054 Mississauga Road, Ward: 6, File: OZS-2023-0010

**Dealt with under Item 5.8 - Recommendation PDC149-2023**

- 6.5 Delegation re: Application to Amend the Zoning By-law, Bousfields Inc. c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010

**Dealt with under Item 5.6 - Recommendation PDC147-2023**

- 6.6 Delegation 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

Item 7.3 was brought forward and dealt with at this time.

The following delegation addressed Committee and expressed their views with respect to the subject application:

1. Marc DeNardis and Michael Gagnon, Gagnon Walker Domes

The following motion was considered.

**PDC151-2023**

1. That the report from Alex Sepe, Principal Planner/Supervisor, Planning, Building and Growth Management, 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 the Planning and Development Meeting of October 23, 2023, be received;
2. That the Official Plan and Zoning By-law Amendment submitted by Gagnon Walker Domes Ltd. on behalf of Mario Matteo Silvestro, Guido D'Alesio and 2088205 Ontario Ltd. Ward 3, File: OZS-2022-0035 be approved on the basis that it represents good planning, is consistent with Section 22 (6.1) and Section 34 (10.4) 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 by-law attached as Attachment 11 of this report be adopted;
4. That the amendment to the Official Plan, generally in accordance with the by-law attached as Attachment 10 of this report be adopted;
5. That no further notice of public meeting be required for the attached Zoning By-law Amendment as per section 34(17) of the Planning Act; and
6. That the following delegation 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 the Planning and Development Committee meeting of October 23, 2023, be received:

1. Marc DeNardis and Michael Gagnon, Gagnon Walker Domes

Carried

- 6.7 Delegation re: City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan (Area 49), Ward 10

**Dealt with under Item 5.1 - Recommendation PDC142-2023**

- 6.8 Delegation re: Application to Amend the Official Plan and Zoning By-law, Arcadis c/o Region Municipality of Peel, 1358 Queen Street West, Ward 5, File: OZS-2023-0027

**Dealt with under Item 5.2 - Recommendation PDC143-2023**

- 6.9 Delegation re: Application to Amend the Zoning By-law, Design Plan Services Inc., on behalf of Mayfield Investment Group Inc., 11470 Coleraine Drive, Ward 10, File: OZS-2023-0032

**Dealt with under Item 5.5 - Recommendation PDC146-2023**

- 6.10 Delegation re: Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., c/o Paradise Homes Mahogany Inc., 7896 Mavis Road, Ward 6, File: OZS-2023-0033

**Dealt with under Item 5.7 - Recommendation PDC148-2023**

**7. Staff Presentations and Planning Reports**

- 7.1 Staff Report re: City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan (Area 49), Ward 10

**Dealt with under Item 5.1 - Recommendation PDC142-2023**

- 7.2 Staff Report re: Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, MHBC Planning Ltd., c/o Crystal Homes (Wildflowers) Corp., 1626, 1646 and 1654 Queen Street West, Ward 5, File: OZS-2020-0029

**Dealt with under Item 6.1 - Recommendation PDC150-2023**

- 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 under Item 6.6 - Recommendation PDC151-2023**



## **8. Committee Minutes**

### **8.1 Minutes - Brampton Heritage Board - September 19, 2023**

The following motion was approved on consent.

#### **PDC152-2023**

That the Minutes of the Brampton Heritage Board meeting of September 19, 2023, Recommendations HB051-2023 - HB059-2023, to the Planning and Development Committee Meeting of October 23, 2023, be approved as published and circulated.

The recommendations were approved as follows:

#### **HB051-2023**

That the agenda for the Brampton Heritage Board meeting of September 19, 2023 be approved as published and circulated.

#### **HB052-2023**

1. That the report from Harsh Padhya, Heritage Planner, dated August 23, 2023, to the Brampton Heritage Board meeting of September 19, 2023, re: **Heritage Impact Assessment and Documentation and Salvage Plan – 8331 Heritage Road – Ward 6** be received; and
2. That the Heritage Impact Assessment and Documentation and Salvage Plan prepared by ATA Architects Inc., dated August, 2023 be received and approved; and,
3. That measures to salvage and store the farmhouse materials be added as a condition to the demolition permit.

#### **HB053-2023**

1. That the report from Shelby Swinfield, Heritage Planner, dated August 21, 2023, to the Brampton Heritage Board meeting of September 19, 2023, re: **Heritage Impact Assessment, 69 Bramalea Road – Ward 7** be received;
2. That the Heritage Impact Assessment for 69 Bramalea Road, prepared by ERA Architects Inc., dated May 26, 2023 be approved;
3. That the following recommendations within the Heritage Impact Assessment by ERA Inc. be followed:

- a. A Conservation Plan shall be prepared to provide more detail on the proposed conservation scope of work, including interface between the retained circular pavilion and proposed development;
  - b. A Documentation and Salvage Plan shall be prepared for original interior elements;
  - c. A Heritage Commemoration Plan shall be prepared that includes a plaque, landscape design elements, and interior/exterior commemorative design measures.
4. That, in addition to the above noted Plans, a Heritage Building Protection Plan be prepared;
  5. That, upon completion of the relocation and restoration works in accordance with the final Heritage Conservation Plan, the property will be Designated under Part IV of the Ontario Heritage Act and the Owner will not object to the designation.
  6. That the applicant shall enter into a Heritage Easement Agreement with the City of Brampton to ensure the conservation of the circular pavilion at 69 Bramalea Road, the associated salvaged materials, and the commemorative feature, supported by a Heritage Conservation Plan, Heritage Building Protection Plan, and Commemoration Plan.
  7. That the applicant shall provide at its expense a legal survey of the property at 69 Bramalea Road to facilitate the registration of the designation by-law for the circular pavilion.
  8. That prior to the release of financial securities, the applicant must provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the work has been completed in accordance with the Heritage Conservation Plan.

#### **HB054-2023**

1. That the report from Shelby Swinfield, Heritage Planner, to the Brampton Heritage Board Meeting of September 19, 2023, re: **Heritage Impact Assessment, 8000 Dixie Road – Ward – 3** be received;
2. That the Heritage Impact Assessment for 8000 Dixie Road, prepared by PHC Inc., dated October 20, 2022 be approved;
3. That the following recommendations within the Heritage Impact Assessment by PHC Inc. be followed:

- a. That the structure at 8000 Dixie Road be subject to salvage during the demolition process.
- b. That a scoped Salvage and Documentation Plan be created as the current structure contains many components that could be diverted from landfill and recycled. Salvageable materials include but are not limited to steel framing components, exterior metal sheeting, electrical and plumbing components, HVAC system Industrial engines, and generators. If possible, salvaged materials should be incorporated into the public display commemorating the contextual value of the property to the development of Bramalea.
- c. That any demolition permits issued for the property include a condition of material salvage.
- d. That a Commemoration Plan be undertaken to the satisfaction of City Staff, and that a commemoration piece be erected as part of the redevelopment.
  - i. The Commemoration Plan will address the origins of any salvaged materials incorporated into the installation, recognition of the importance of the Ford Motor Company Canada to the local community and provide a history of the development of Bramalea, Canada's first planned satellite community.
  - ii. That any commemoration of 8000 Dixie Road be located within sight of the intersection of Dixie Road and Steeles Avenue East;
4. That the existing "Ford" sign on the south-east corner of the property be retained and maintained in its current location; and,
5. The City of Brampton's municipal register of Cultural Heritage Resources: 'Listed' Heritage Properties be updated, and 8000 Dixie Road be removed.

#### **HB055-2023**

1. That the report from Charlton Carscallen, Supervisor, Principal Planner Heritage, dated September 8, 2023, to the Brampton Heritage Board Meeting of September 19, 2023, re: **Heritage Impact Assessment, 223 Main Street North – Ward 1** be received;
2. That the Heritage Impact Assessment for 223 Main Street North, prepared by Megan Hobson, Built Heritage Specialist, dated September 8, 2023 be deemed complete; and,

3. That if the property municipally known as 223 Main Street North is proposed to be demolished that a Documentation and Salvage Plan, including a plan to salvage the stained glass transom window, be submitted and approved to the satisfaction of the Director of Integrated City Planning prior to the issuance of any demolition permits for the property.

#### **HB056-2023**

1. That the report from Anastasia Abrazhevich, Assistant Heritage Planner, dated August 14, 2023, to the Brampton Heritage Board Meeting of September 19, 2023, re: **Heritage Permit Application- 44 Church Street East, Ward 1**, be received; and,
2. That the Heritage Permit application for 44 Church Street East for the repair of the roof eaves and eaves troughs on the north and west sides of the historic church building be approved.

#### **HB057-2023**

1. That the report from Harsh Padhya, Heritage Planner, dated August 22, 2023, to the Brampton Heritage Board Meeting of September 19, 2023, **Heritage Conservation Plan and Heritage Building Protection Plan – 28 Elizabeth Street North (Haggertlea) – Ward 1** be received; and,
2. That the Heritage Conservation Plan and the Heritage Building Protection Plan, prepared by Giaimo Architects, dated July 3, 2023 be received and approved.

#### **HB058-2023**

1. That the report from Shelby Swinfield, Heritage Planner, dated August 21, 2023 to the Brampton Heritage Board Meeting of September 19, 2023, re: **Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 8956 Creditview Road – Ward 4**, be received;
2. That the Heritage Permit application for 8956 Creditview Road for the following be approved:
  - i. Structural repairs and improvements and new roofs for Cabins #22, #24, and #25;
  - ii. Foundational repairs for the Lasowsky Centre;

- iii. Installation of eaves/gutters, downspouts, and leaf protection system for the Lasowsky Centre.
3. That the Designated Heritage Property Incentive Grant application for the repair and refurbishment of Cabins #22, #24, and #25 and the Lasowsky Centre of 8956 Creditview Road (Camp Naivelt) be approved, to a maximum of \$10,000.00, and;
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.

### **HB059-2023**

That Brampton Heritage Board do now adjourn to meet again on Tuesday, October 17, 2023 at 7:00 p.m.

Carried

### **9. Other Business/New Business**

Nil

### **10. Referred/Deferred Matters**

Nil

### **11. Correspondence**

- 11.1 Correspondence re: Application to Amend the Zoning By-law, Bousfields Inc. c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010

#### **Dealt with under Item 5.6 - Recommendation PDC147-2023**

- 11.2 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Arcadis c/o Region Municipality of Peel, 1358 Queen Street West, Ward 5, File: OZS-2023-0027

#### **Dealt with under Item 5.2 - Recommendation PDC143-2023**

- 11.3 Correspondence re: City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan (Area 49), Ward 10

#### **Dealt with under Item 5.1 - Recommendation PDC142-2023**

- 11.4 Correspondence re: Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., c/o Paradise Homes Mahogany Inc., 7896 Mavis Road, Ward 6, File: OZS-2023-0033

**Dealt with under Item 5.7 - Recommendation PDC148-2023**

**12. Councillor Question Period**

Nil

**13. Public Question Period**

Gursewak Singh, Brampton Resident, on behalf of Sikh Heritage Centre, referenced Item 5.1 on the agenda and requested staff and the applicant to consider the following with respect to the application:

- to ensure the tertiary plan does not impact their property and site plan agreements
- to provide an additional access point to their property through the road additions proposed in the tertiary plan

Carolyn Arthur, Brampton Resident, referenced Item 7.3 on the agenda and inquired regarding the following:

- whether a shadow study will be conducted

Staff commented that a shadow study was completed for the subject application and that they will follow up with the resident to share the details of the study.

**14. Closed Session**

Nil

**15. Adjournment**

**PDC153-2023**

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

Carried

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Regional Councillor M. Palleschi, Chair